

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2024/1303
<b>Proposed Development:</b>	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
<b>Date:</b>	25/10/2024
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

### Reasons for referral

This application requires detailed consideration of Phase 1 and 2 contaminated land matters And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

### Officer comments

#### General Comments

The proposal documentation includes a Preliminary Site Investigation report by an environmental consultancy. The report outlines the site history and provides detailed information on site sampling and testing results.

The report concludes that there is so remnant contamination on site, largely as the result of activities associated with the construction and use of the existing club.

The report also states that the site can be made suitable for the proposed use, subject to the carrying out of a Detailed Site Investigation, and, if necessary, the preparation and implementation of a remediation action plan and standard remediation works.

Until such time as a Detailed Site Investigation and any subsequent remediation action plan (if necessary) are put forward for consideration, the proposal is not supported as full information as to how identified contamination may be dealt with has not yet been provided.

### Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Environmental Investigations Conditions:

Nil.