

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/0951
Proposed Development:	Alterations and additions to the Royal Motor Club Broken Bay
Date:	07/09/2023
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 Prince Alfred Parade NEWPORT NSW 2106

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

This application is seeking consent for internal and external alterations and additions to the Royal Motor Yacht Club Broken Bay (RMYC) facilities located at 46 Prince Alfred Parade, Newport.

Specifically, the proposal seeks to enlarge the footprint of the club premises with a two-storey extension located on the western side of the existing building that will wrap around the swimming pool and outdoor recreation area. The extension involves new dining facilities and lounge/bar area as well as a roof top terrace.

Some minor excavation is proposed to provide the foundations for the extension to the building and this excavation will generally be located at a depth just below natural ground level apart from the excavation for the lift shaft which will extend to a depth of approximately 2 metres.

A preliminary site investigation conducted by JK Environments dated 25 January 2023, ref:E35645Prpt, has stated the following:

Potential contamination sources identified at the site and the immediate surrounds included:

- Historic filling activities;*
- Use of pesticides beneath the buildings and/or around the site; and*
- Hazardous building materials within former and current structures.*

JKE is of the opinion that the site is suitable for the proposed development, from a contamination viewpoint.

Overall, contamination was not identified. The Preliminary Site Investigation did not identify any triggers for remediation.

Environmental Health recommends approval subject to conditions.

The proposal is therefore supported.

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

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Unexpected Finds Protocol

The Unexpected Finds Protocol prepared by JKEnvironments dated 17 March 2023, ref; E35645Plet2-UFP is to be complied with during the demolition and construction phase of the development.

Reason: To ensure unexpected finds are managed appropriately to minimize contamination.