

## NOTICE OF CATEGORY TYPE - REMEDIATION OF SOIL

*State Environmental Planning Policy (Resilience and Hazards) 2021:*

*Category 1: 'work needing consent' OR Category 2: 'work not needing consent'*

REPORT ID	EBG-04006.CAT.03.25.R00
ISSUE DATE	21 March 2025
REGULATORY AUTHORITY	Northern Beaches (LGA)
SITE ADDRESS	154 – 158 Pacific Parade, Dee Why NSW Lot 1 in DP 34753
INVESTIGATION DETAILS	<ul style="list-style-type: none"> <li>• <i>Stage 1 Preliminary Site Investigation (EBG-03089.Stage1.PSI.09.24.R00) October 2024</i></li> <li>• <i>Stage 2 Detailed Site Investigation (EBG 03070/03094.Stage2.DSI.12.24.R00) December 2024</i></li> <li>• <i>Remedial Action Plan (EBG-04006.RAP.03.25.R00) March 2025</i></li> </ul>
PROPOSED DEVELOPMENT	The proposed development is a mixed use building consisting of two levels of basement parking accessed by a car lift from street level. The ground floor consists of two retail tenancies and a residential lobby leading to 9 sole occupancy units across three split level storeys.
PROPOSED REMEDIAL WORKS AS PER REMEDIAL ACTION PLAN (RAP)	<p><b>Areas of Environmental Concern:</b> Seven samples of soil were analysed for asbestos fibre content. No asbestos detected at reporting limit of 0.1 g/kg. No respirable fibres detected.</p> <p>One fragment of asbestos cement fibreboard was located within the fill material (depth 0.2 m) of BH01. Borehole #1 was located within rear courtyard of the 'Beach Burrito Co.' Café. the eastern centre of the property,</p> <p>The fragment was analysed for asbestos content. <u>The fragment contained chrysotile and crocidolite asbestos.</u></p> <p>The asbestos cement fragment was located within the shallow fill extracted using a hand augur from the centre of the property. Other building debris (fragments of concrete and brick etc) was also located within this fill material. It is thought that the fill material was originally part of the rear yard of the old original residence (top café). This impacted fill material may extend under the buildings and/or under the concrete slab floors and rear yards.</p> <p>See Figure 2 : RAP-04001-F02 in Appendix A.</p>
CLIENT DETAILS	Harrington Dee Why Pty Ltd

### SEPP 55 criteria to distinguish between Category 1 and Category 2 remediation works

Factor listed in SEPP instigating Category 1 Remediation	Relevant to site
(a) Designated development	NO
(b) Critical habitat	NO
(c) Likely significant impact on critical habitat, threatened species, population or ecological community	NO
(d) Development consent required from another SEPP or REP	NO
(e) Work to be carried out in area or zone affected by any of the following planning instruments:	
(i) coastal protection	NO
(ii) conservation or heritage conservation area	NO
(iii) habitat area, habitat protection area, habitat or wildlife corridor	NO
(iv) environmental protection	NO
(v) escarpment, escarpment protection or escarpment preservation	NO
(vi) floodway	NO
(vii) littoral rainforest	NO
(viii) nature reserve	NO
(ix) scenic area or scenic protection	NO
(x) wetland	NO
(f) carried out in a manner that does not comply with Council CLM guidelines	NO

### ASSESSMENT CONCLUSION:

Factors listed in the SEPP to distinguish between Category 1 and 2 remediation works are identified and addressed above. Based on these factors, **the proposed works meet the criteria for a Category 2 remediation** ('work not needing consent' under SEPP).

## ASSESSMENT UNDERTAKEN BY:



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## DISTRIBUTION

- Harrington Dee Why Pty Ltd
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## ATTACHMENTS




APPENDIX A (From Stage 2 DSI & Remedial Action Plan):

- SITE LOCATION (FIGURE NO 1: 04006-F01)
- BOREHOLE & GROUNDWATER WELL LOCATION (FIGURE NO 2: 04006-F02)

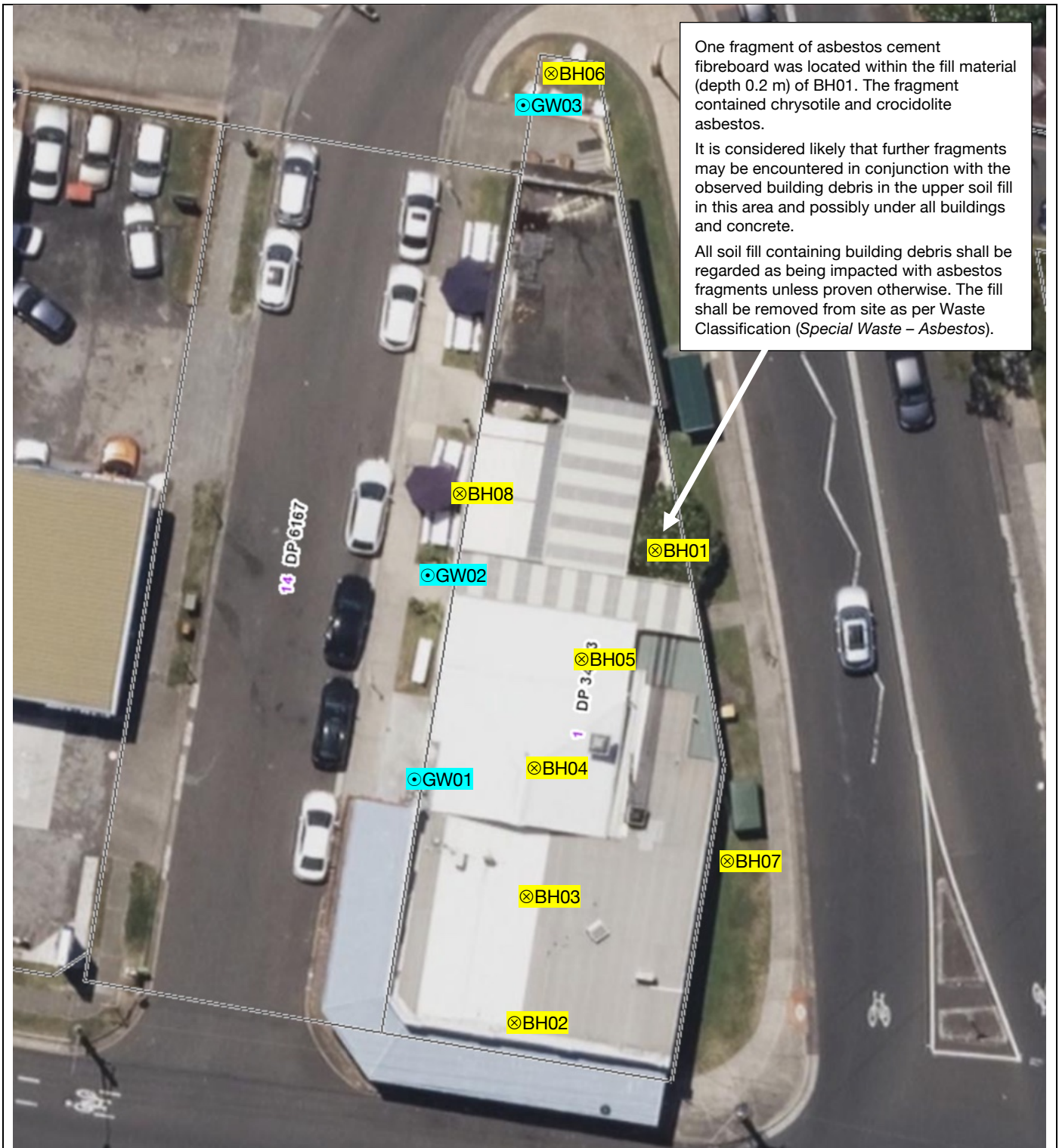
ISSUED



R00 – 21 March 2025



<b>LEGEND:</b>  - SITE LOCATION		 	
FIG NO.	FIGURE NO. 1 : 04006-F01	LOCATION	154-158 PACIFIC PARADE DEE WHY NSW 2099
SOURCE	NEARMAP - IMAGERY 2016 CNES / ASTRUM, DIGITALGLOBE	CLIENT	HARRINGTON DEE WHY PTY LTD
DRAWN	M.E	PROJECT	REMEDIAL ACTION PLAN
APPROVED	M.E	TITLE	SITE LOCATION





<b>LEGEND:</b> ⊗BH0# – BOREHOLE LOCATION ⊗GW0# – GROUNDWATER WELL LOCATION		 	
FIG NO.	FIGURE NO. 2 : 04006-F02	LOCATION	154-158 PACIFIC PARADE DEE WHY NSW 2099
SOURCE	NEARMAP - IMAGERY 2016 CNES / ASTRUM, DIGITALGLOBE	CLIENT	HARRINGTON DEE WHY PTY LTD
DRAWN	M.E	PROJECT	REMEIAL ACTION PLAN
APPROVED	M.E	TITLE	BOREHOLE & GROUNDWATER WELL LOCATION