

Environmental Health Referral Response - contaminated lands

Application Number:	DA2021/2362
Date:	22/02/2022
Responsible Officer	Adam Mitchell
Land to be developed (Address):	<p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87022 , 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87024 , 1105 Barrenjoey Road PALM BEACH NSW 2108</p>

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

Environmental Health have reviewed the relevant documents associated with the application and believe there is insufficient information to accurately assess the proposal, therefore recommend

refusal.

The 'Preliminary Site Investigation' identified previous uses of concern including a service station and possible industrial marine services. As such, the analysis of two borehole samples (1 sample per 700m²) is insufficient to determine the suitability of the land for the proposed development. Environmental Health are of the opinion that concrete coring of hardstands can and should be conducted to access underlying soils and groundwater for analysis. Given that this potentially contaminated site will require dewatering both during construction and for the life of the development, a 'Detailed Site Investigation', 'Remedial Action Plan' and comprehensive 'Construction Management Plan' are required at the application stage in order to make a meaningful assessment.

Existing stormwater infrastructure in the area discharges to Snapperman Beach Reserve. There are known seagrass meadows along this beach, which include the endangered species - *Posidonia australis* (mapped by NSW DPI 2021). There are concerns that dewatering in conjunction with stormwater runoff may cause scouring and/or pollutant-related damage to the beach and seagrass meadows.

Environmental Health requests additional information regarding the location, type and expected impact of mechanical ventilation (air conditioning units, carpark ventilation) and other plant equipment on the amenity of surrounding residents.

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.