

Environmental Health Referral Response - contaminated lands

Application Number:	REV2024/0012
Proposed Development:	Review of Determination of Application DA2023/0386 for Alterations and additions to the service station including an automatic car wash facility, extension of the sales area, a laundromat and signage
Date:	27/05/2024
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 1 DP 829523 , 207 - 217 Pittwater Road MANLY NSW 2095

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

This application is seeking consent to expand the very small sales area into the two workshop bays on the southern side of the existing sales area.

A small self-contained laundromat unit is to be installed on the south-eastern corner of the site to provide an additional service for local customers.

There is no change of use to the site but an expansion of the existing sales area into the current workshop area

No underground petroleum storage tanks are to be removed. A groundwater monitoring report prepared by Aurora dated November 2023 states:

The testing found groundwater samples in all wells at the site to be clear, with no visual or olfactory evidence of petroleum hydrocarbons.

Further information from R.J Sinclair Pty Ltd Building Design has clarified the following:

Excavations will be limited to the area of the new Accessible WC which is located on the north-western end of the existing sales building.

Excavation will be required for the raft slab for the new WC building area and the excavations are anticipated to be approx. 450mm deep.

Additionally, there will be excavation to connect new waste drainage from the new WC fixtures to the existing waste connections and these are anticipated to be approx. 600mm deep, with a maximum depth of 750mm.

Workshop slabs

The existing workshop slabs will not be removed, however, recognising these slabs are at a level lower than the existing sales will be brought to level with the existing sales area floor by the provision of new concrete toppings to achieve consistency of floor levels between the varying floor levels.

This proposal is shown on Sections 1, 3 + 4 on Drawing No. A - 12.

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:

Nil.