

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1392
Proposed Development:	Demolition and construction of Seniors Housing including strata subdivision
Date:	01/12/2023
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 1 DP 1151053 , 20 Homestead Avenue COLLAROY NSW 2097 Lot 2 DP 1151053 , 16 Homestead Avenue COLLAROY NSW 2097

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 the demolition and construction of 6 independent living units at 16-20 Homestead Avenue, Collaroy.

This development includes excavation for a basement carpark. The has no known contaminated land issues however there is very little known about the potential contamination onsite. The property has not been identified as being affected by Acid Sulfate Soils

The applicant is to have a Preliminary Site Investigation (PSI) undertaken to assess potential contamination onsite that may impact the development. This is to be completed by a suitably qualified environmental specialist and the report submitted to Council for assessment.

If the PSI finds contamination issues onsite, then a Detailed Site Investigation (DSI) is to be undertaken and this report submitted to Council for assessment.

UPDATED COMMENTS

A Preliminary Site Investigation was undertaken by EBG Environmental Geoscience dated 14 November 2023. The report found no history of site contamination therefore a Detailed Site Investigation is not required. Th report made some recommendations in Section 6.2 of the Report.

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

Compliance with Preliminary Site Investigation

The requirements within Section 6.2 of the Preliminary Site Investigation prepared by EBG Environmental Geoscience dated 14 November 2023, are to be fully implemented from commencement of any excavation, demolition or development works until the issue of an Occupation Certificate.

Reason: Protection of the environment, SEPP (Resilience and Hazards) 2021 compliance.