

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2020/1247
<b>Date:</b>	04/11/2020
<b>Responsible Officer</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 100 DP 628909 , 940 Pittwater Road DEE WHY NSW 2099

### 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

Application is for Underground Petroleum Storage System (UPSS) replacement at 940 Pittwater Road in Dee Why, NSW 2099.

Works will include removal of six (6) existing underground storage tanks (USTs) and their associated fuel and vent line, the installation of three (3) new USTs and associated fuel lines, removal and relocation of the LPG dispenser, soil excavation testing and re-establishment of surfaces.

Applicant has provided a Remediation Action Plan (RAP) for the UPSS Replacement prepared by WSP Australia Pty Ltd, Dated 22 January 2020 (reference: PS107718-Dee Why-CLM-REP-RevB Final.docx).

### Recommendation

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Health, Environmental and Safety Plan for Remediation

Health, Environmental and Safety Plan (HESP) must be prepared for the proposed remedial works in accordance with the requirements of the Remedial Action Plan (RAP) for the UPSS Replacement prepared by WSP Australia Pty Ltd, Dated 22 January 2020 (reference: PS107718-Dee Why-CLM-REP-RevB Final.docx). The HESP must be prepared by an appropriately qualified and experienced environmental consultant and provided to the satisfaction of the Principal Certifying Authority.

The HESP for Remediation must include how the requirements within the Remedial Action Plan will be implemented and including but not be limited to, the following:

- Project Contact Information
- Site Security Details
- Site Soil and Water Management Plan
- Noise and Vibration Control Plan.
- Dust Control Plan
- Odour Control Plan
- Health and Safety Plan
- Waste Management Plan
- Incident Management Contingency
- Unexpected Finds Protocol

The HESP must be prepared and implemented to the satisfaction of the supervising environmental consultant.

The environmental site management measures must remain in place and be maintained throughout the period of the remediation works, until completion of site remediation and the site has been validated.

Reason: To protect human health and the environment.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Requirement to Notify about New Contamination Evidence**

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.

Reason: To protect human health and the environment.

### **Compliance with Health, Environmental and Safety Plan and Remedial Action Plan**

The requirements of the Health, Environmental and Safety Plan (HESP) and Remedial Action Plan required by this consent are to be fully implemented from commencement of any excavation, demolition or development works until the issue of any interim / final occupation certificate.

Reason: Protection of the environment, SEPP 55 compliance.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Validation for Remediation**

At the completion of remediation works a validation report is to be prepared by a suitably qualified and experienced environmental consultant specialising in land contamination and submitted to Council within 60 of completing remediation works. The Validation Report must be prepared by an appropriately qualified and experienced environmental consultant in accordance with the requirements of the following:

- State Environmental Planning Policy No 55—Remediation of Land;
- Contaminated Land Management Act 1997;
- Protection of the Environment Operations (Underground Petroleum Storage Systems)

- Regulation 2019; and
- Relevant NSW EPA guidelines including the NSW EPA Guidelines for Consultants reporting on contaminated Land: Contaminated land guidelines 2020

The report shall document the following:

1. The extent of validation sampling, and the results of the validation testing,
2. That the remediation and validation of the site has been undertaken in accordance with the approved Remedial Action Plan, prepared by WSP Australia Pty Ltd, Dated 22 January 2020 (reference: PS107718-Dee Why-CLM-REP-RevB Final.docx).

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: Protection of the environment, SEPP 55 compliance.