

Environmental Health Referral Response - contaminated lands

Application Number:	REV2021/0045
Date:	24/12/2021
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086

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

A detailed site investigation report prepared by Foundation Earth Sciences dated February 2021 was submitted to support DA2021/0212. Within the report, historical land uses (commercial/industrial) were identified that may be of concern due to possible imported fill, leakages from vehicles on site and degradation of the building onsite.

The report concluded that remediation would be required in some borehole locations to render the site suitable for its intended use. Therefore conditions applied in DA2021/0212 still apply to this review of determination.

Recommendation

SUPPORTED - 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Remediation Action Plan

A detailed site Remediation Action Plan (RAP) is to be prepared by a suitably qualified person in accordance with SEPP 55 - Remediation of Land, NSW EPA Consultants Reporting on Contaminated Land: Contaminated Land Guidelines May 2020 and NSW EPA Sampling Design Guidelines.

The RAP must;

- address the discussion, conclusion and recommendations in Section 16.0 and 17.0 of the Detailed Site Investigation Report prepared by Foundation Earth Sciences dated February 2021 - Job Number E1100-4.

- The completed RAP is to be submitted to an accredited Certified Environmental Practitioner for review and approval prior to remediation.
- Identify the extent and depth of all fill material; and
- be submitted to the Principal Certifying Authority

Reason: To ensure land can be made suitable for its intended use.

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

Compliance with Remediation Action Plan

A validation and site monitoring report is to be prepared in accordance with relevant guidelines issued under the Contaminated Land Management Act 1997. The validation report must be reviewed and approved by an accredited Certified Environmental Practitioner, in accordance with the protocol outlined in the NSW EPA (1997) document entitled "Consultants reporting on contaminated land: Contaminated Land Guidelines", demonstrate that the RAP has been followed through demolition and construction phases, and conclude that the site is suitable for its intended use.

Reason: To ensure compliance with SEPP 55, RAP, Contaminated Land Guidelines, and protection of environment and human health.