

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2020/0455
<b>Date:</b>	18/05/2020
<b>Responsible Officer</b>	Alex Keller
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 2 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 DP 963829 , 50 - 52 Golf Avenue MONA VALE NSW 2103</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

#### General Comments

Environmental Health has been requested to comment on the proposed development for the potential of contamination. As part of this referral Environmental Health have considered, potential for contamination, car wash bays in the basement, and dewatering during excavation.

The geotechnical report by eiaustralia referenced as E24490.G03 and dated 12 February 2020 has conducted borehole logs, borehole testing and groundwater analysis, none of which has resulted in any concerns of prior contamination. The previous use of the site is unlikely to have caused significant contamination and the bore holes undertaken only indicate limited fill below the concrete layer comprising of sand with shell fragments. Based on this and the previous use of the site as a nursing home, Environmental Health do not believe further investigation into contamination is required. A condition is to be imposed that should evidence of contamination be found the applicant is to notify Council.

The Geotechnical report references groundwater discharge during excavation but does not address water quality, monitoring and limits of water quality to be discharged from the site. It is recommended that NECC provide comments on the dewatering proposal for this development.

The plans and SEE reference a car wash bay in the basement car park. A condition has been imposed that the car wash bay is to be bunded and directed to sewer to prevent pollution from washing of cars from entering the environment.

### 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 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.

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Washing of Vehicles**

Washing of vehicles/boats is to be conducted in a car wash bay, which is roofed and bunded to exclude rainwater. All wastewater from car washing is to be discharged to the sewer under a Trade Waste Agreement from Sydney Water. Alternative water management and disposal options may be possible where water is recycled, minimised or re-used on the site. Any such alternative option is to comply with all relevant Standards.

Reason: To ensure that wastewater is disposed of in a manner that is not harmful to the environment.