

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0988
Date:	14/10/2020
Responsible Officer	Catriona Shirley
Land to be developed (Address):	Lot 2 DP 542640 , 58 Darley Street MONA VALE NSW 2103

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 have been requested to provide comment on the Mona Vale Bus Depo development application for the total liquid extraction and treatment system which is proposed to remediate onsite and offsite hydrocarbon contamination.

As part of this referral Environmental Health has assessed the remediation proposal, Acid sulphate soils, Noise, trade waste agreement and disposal and the proposals compliance with the voluntary management proposal.

ASS class 3 soils excavation required for wells and storage tanks. Based on the excavation being undertaken for wells and trenching for pipework a preliminary assessment of ASS has been undertaken by the applicant who determined based on the risk of encountering ASS based on the risk mapping has prepared an acid sulphate soils management plan. A condition is to be imposed requiring compliance with the management plan during works.

The remediation action plan is sufficient for the scope of the works, conditions have been provided to ensure that it is imposed during construction and a validation report is received prior to OC.

Noise is not anticipated to be an issue from the ongoing operation of the treatment plant as the area is within an industrial area with no direct residential receivers.

Environmental Health are satisfied the proposal meets its objectives of compliance with the EPA Order and voluntary plan of management and recommends approval subject to conditions being imposed.

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

Trade waste requirements

You must contact Sydney Water to determine what trade waste provisions you are required to provide to the Total Liquids Extraction and Treatment System. Details of any trade waste agreement is to be submitted to Council and the Principle certifying authority.

Reason: To ensure waste water generated as part of the Total Liquids Extraction and Treatment System is effectively disposed.

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 the Remediation Action Plan

The requirements of the Remediation 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

A validation report, is to be prepared in accordance with relevant guidelines issued under the Contaminated Land Management Act 1997 must be submitted to the Council within one month from completion of the remediation work.

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

If the site requires ongoing activities to control contamination, the validation report is to provide a list of ongoing measures to be undertaken to protect adjacent properties, the environment and the water table from further contamination.

Reason: To ensure environmental amenity is maintained.

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

Compliance with recommendations in the validation report.

Any recommendations in the validation report are to imposed on the development for the life of the development.

Reason: To ensure that any contamination from the site is managed in perpetuity of the development.