

Environmental Health Referral Response - contaminated lands

| | |
|--|---|
| Application Number: | DA2021/0053 |
| Date: | 18/03/2021 |
| Responsible Officer | Jordan Davies |
| Land to be developed (Address): | <p>Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102</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

The subject site had a Phase 1 & 2 contamination assessment undertaken by GeoEnviro in September 2017 which identified areas of environmental concern. Buried rubbish fill was identified therefore a Remedial Action Plan was developed in May 2018. Council will apply appropriate conditions relating to remediation of the subject land.

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

Remediation - Contaminated Land

Site remediation is to be undertaken in accordance with the Remediation Action Plan (RAP) dated May 2018 prepared by GeoEnviro Consultancy Pty Ltd prior to the commencement of works.

Site remediation, validation and reporting being undertaken in accordance with the *Contaminated Land*

Management Act 1997, State Environmental Planning Policy No. 55 – Remediation of Land, and NSW Environment Protection Authority Guidelines.

Reason: To ensure identified contamination is remediated so the site is suitable for its intended use.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Land Contamination - Validation Report

A validation Report is to be prepared by a suitably qualified person in accordance with NSW Environment Protection Authority requirements confirming clean-up objectives within the Remediation Action Plan (ref: JE17655A-r2 May 2018) have been achieved and the site is suitable for its intended use. The Validation Report is to be submitted to Council within one month of completion as required under Clause 17 of SEPP 55 - Remediation of Land. Where the objectives of the Remedial Action Plan have not been achieved, reasons must be stated and additional site work must be proposed that will achieve the original objectives.

Reason: To ensure the site has been remediated of potential public health risks and is suitable for its intended use.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Contamination

Whilst undertaking remediation and civil works, any site specific geologically uncharacteristic material observed that was not identified during the Preliminary Site Investigations must be actioned in accordance with Section 7 of the Remediation Action Plan (RAP) dated May 2018 prepared by GeoTech Consultancy Pty Ltd Ref: JE17655A-r2.

Reason: To ensure unidentified contamination is managed accordingly to protect public health.