

Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/2081
Proposed Development:	Change of use and construction of a golf club house and associated facilities
Date:	16/03/2023
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

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

NEO Consulting was appointed by Warringah Golf Club Limited (the client) to undertake a Preliminary Site Investigation (PSI) on a property located at 292 Condamine Street, North Manly, NSW, 2100 (Lot 2742 DP752038) with a focus on the proposed development of a new golf club house on near the corner of Kentwell Road and Pittwater Road and is currently zoned as REI- Public Recreation.

The following scope of works were undertaken:

- A site inspection to identify potential sources of contamination on site;
- Historical investigations relating to the site (if any);
- Review of current and historical Certificates of Title;
- Local Council records and planning certificates;
- Review of NSW EPA Contaminated Land Records, POEO Register and PFAS Investigation Program map;
- Review of local geological and hydrogeological information, including an evaluation of the NSW Groundwater registered groundwater bore database;
- Review of Acid Sulphate Soil data maps;
- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination and exposure pathways, human and/or ecological receptors; and
- Recommendations for additional investigations (if any), based on the identified data gaps and findings of this report.

also the report concluded:

No evidence of contamination was identified;

- No indications of underground storage of petroleum products were identified; also

Based on the information collected and available during this investigation, the following recommendations have been made:

- The demolition of structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;
- Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014); and
- A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered.

Environmental Health supports the proposal with 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

Potential Contamination -Management

The requirements of the Preliminary Site Investigation by NEO Consulting (N6898) are to be fully implemented from commencement of any excavation, demolition or development works including :

- The demolition of structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;
- Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014); and
- A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered.

Additionally the principal Certifying Authority is to be notified and ensure that all contamination/contaminated soil is appropriately managed.

Reason: Protection of the environment, SEPP (Resilience and Hazards) 2021 compliance.