

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0160
Date:	04/08/2020
Responsible Officer	Gareth David
Land to be developed (Address):	Lot A DP 413126 , 26 Orchard Road BROOKVALE 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

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 the potential for contamination as a result of previous uses of the subject site including, but not limited to:

- The installation of underground tank for mineral turps and bowser
- The manufacture of accessories for concrete formwork
- The use as a factory, office accommodation, manufacturing and storage.
- The use for the purposes of manufacturing (adapting and dyeing flowers and the making of bouquets)
- The use as a vehicle showroom repair facility including a vehicle wash down area with an approved trade waste oil and solids separator.

As the application is seeking approval for the serving of food to the public there are concerns for the potential for contamination as the result of these previous property uses.

It is noted that no contamination report has been supplied with the application documentation.

4 August 2020

Contamination Assessment report provided by Metech Consulting on 31 July 2020. Report concludes that contaminants contained in soil vapour, being the only risk of contact given no soil to be exposed, is lower than the adopted screening criteria:

- National Environment Protection (Assessment of Site Contamination) Measure – NEPM (2013) – Soil Vapour HSLs for vapour intrusion (HSL D commercial / industrial) 0-1m depth in sand (most conservative geology); and
- NEPM 2013 – Interim Soil Vapour Health Investigation Levels (HILs) for volatile organic chlorinated compounds.

Therefore, soil vapour is consider negligible risk in the buildings current state. Council has no objections to these findings.

Note: Any exposure of soil or modifications to slab will require further assessment.

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 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.