

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1068
Proposed Development:	Demolition works and construction of a vehicle storage facility including a take-away cafe.
Date:	17/08/2023
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 3 DP 617781 , 69 Bassett 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

This application seeks consent for the demolition of structures onsite and the construction of a vehicle storage facility and take-away cafe at 69 Bassett Street, Mona Vale.

There is no bulk excavation proposed. However, some soil disturbance will occur for underground services and possibly for footings/piling.

A Preliminary Site Investigation undertaken by JKE Environments dated 5 April 2023 has stated the following;

JKE is of the opinion that the historical land uses and potential sources of contamination identified would not preclude the proposed development. The following is recommended to better assess the risks associated with potential contamination at the site:

1. A Detailed Site Investigation (DSI) is to be undertaken to characterize the site contamination conditions and establish whether the site is suitable for the proposed development in its current state, or whether remediation is required. The DSI must be designed appropriately to consider the potentially affected media, area of environmental concern and the contaminants of potential concern outlined in the conceptual site model.
2. A Sampling, Analysis and Quality Plan (SAQP) is to be prepared for the DSI prior to commencement of the investigation.

Environmental Health recommends refusal at this time.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.