

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	28/02/2024
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave Street MANLY NSW 2095

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 demolition of existing structures and construction of a shop top housing development at 35-43 Belgrave Street, Manly.

Excavation to a maximum depth of approximately 7m below existing surface levels would be required to achieve the lowest basement level.

A Preliminary Site Investigation undertaken by JKEnvironment dated 30 June 2023 identified the following:

imported fill material; onsite dry cleaner (Lot 1 in DP100633); use of pesticides; hazardous building materials; and off-site land uses (including dry cleaners and motor garages/service stations).

The Preliminary Site Investigation identified contamination that requires future assessment as part of the proposed development of the site. Environmental Health cannot approve this proposal without understanding the extend of potential contamination on the site and knowing whether the site can be effectively remediated for its intended us. Therefore, Environmental Health, based on the results of the investigation by JKE, recommend the following as per JKEs report:

1.Engage a specialist human-health risk assessor (HHRA) to undertake a site-specific HHRA and provide advice regarding the reported soil vapour concentrations identified to mitigate any risks to the

existing receptors;

2. Undertake a Detailed Site Investigation (DSI) to better characterise the contamination conditions at the site including any potential groundwater contamination.

3. Based on the results of the DSI and HHRA, prepare a Remediation Action Plan (RAP) for the site

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.