



MEMO

Memo To: Jane Hosie - Strategic Planner
Memo From: Andrew Reefman- Environmental Health Officer
CC:
Date: 15 August 2016
Subject: Rezoning of Gore Hill commercial precinct, 221 Pacific Hwy GORE HILL

I refer to your request for comment on the Environmental Site Assessment Report submitted to Council as part of the planning proposal to change the light industrial zoning to B7 Business Park which allows commercial offices.

The applicant has submitted three reports which include:

- Remedial Action Plan, Report ref: CES070709-LB-08-F by Consulting Earth Scientists dated 2 October 2008
- Site Audit Statement, Audit ref: AH035 dated June 2008, conducted by URS Australia Pty Ltd
- Remediation strategy for ABC Gore Hill Studios, by Environmental & Earth Sciences Report ref; 102136rap, dated February 2003

The remediation strategies developed for the divestment of the ABC Gore Hill studios in the 2003 report identifies underground petroleum storage systems as well as other contaminants of concern such as elevated levels of PAHs, but were shown to be at levels that were considered to, *not be of concern for current or future occupation of the site for commercial/industrial purposes.*

The 2003 report identifies a scope of works to remediate the site in line with standards. This scope of works has been reiterated in subsequent reports one of which being the 2008 report by *Consulting Earth Scientists.*

The site auditors report by URS Australia has reviewed all other reports and statements relating to the development site and has given suggestions in regard to water management plans and site management plans to ensure a safe working environment for those undertaking the works at the site.

The auditor's investigation has also stated that the Groundwater Management Plan referred to in the 2008 report provided an appropriate strategy for further investigation and monitoring for groundwater in the vicinity of the site, but that possible abstraction of groundwater off site for activities such as dewatering purposes during construction may pose a future risk.

As remediation of the site is currently at Stage 4 validation, and that the auditor has concurred with previous required works and ongoing management of this site, it is considered that the proponent responsible for the remediation of this site has followed required National Environment Protection Measurement standards necessary to warrant support for the rezoning.