

14 June 2018

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**RECEIVED**  
**Waverley Council****Application No: PP-1/2020****Date Received: 22/04/2020**E [dan@robinhoodhotel.com.au](mailto:dan@robinhoodhotel.com.au)

## **Re: Planning Proposal for the Robin Hood Hotel**

### **Introduction**

RiskTech Pty Ltd was engaged in July 2016 to undertake a Phase 1 Environmental Site Investigation at the Robin Hood Hotel located at the corner of Bronte Road and Carrington Road, Waverley NSW.

RiskTech have now been Engaged by Barbary Coast Investments Pty Ltd to prepare a letter to accompany a previous *Phase 1 Environmental Site Investigation: 203 Bronte Road, Waverley NSW July 2016* (PSI) in support of a Planning Proposal at 94 Carrington Road, 203-209 Bronte Road, 223-227 Bronte Road and Robin Hood Bottle shop sites (the sites).

The Planning Proposal is being prepared to accompany a request to Waverley Council to amend the Waverley Local Environmental Plan (LEP) 2012. The planning proposal aims to support an amendment to Waverley LEP of the existing floor space ratio (FSR) and maximum height of building development standards at the site, incorporating 203-209 Bronte Road, 223-227 Bronte Road and 94 Carrington Road, Waverley. We have been advised that the planning proposed does not seek to make any amendments to the existing Robin Hood Hotel, and that the underlying zoning of the site is to remain unchanged (B4 Mixed Use).

### **Findings**

A Summary of the findings of the RiskTech Phase 1 Environmental Site Investigation at the Robin Hood Hotel, (and Surrounding Sites) in July 2016, is as follows:

"Based on information obtained for this site, a review of available historical information and assessment of potential environmental issues at the site, the potential for contamination can be summarised as follows:-

- Historical site activities are considered to be unlikely to have impacted soil or caused groundwater contamination.
- Current site activities are considered to have a low potential of significant soil or groundwater contamination.
- Adjacent sites are not considered to have potential to have given rise to soil or groundwater contamination.
- Asbestos building materials are present on site, ensure that any renovations/removal of items containing asbestos are undertaken by a licenced asbestos contractor or competent person under controlled conditions in accordance with the code of practice.

- The site is considered suitable for the current commercial land use and represents a low environmental risk.
- It is recommended that a Phase 2 Investigation be undertaken prior to any future site redevelopments to confirm the absence of soil contamination, such as use of imported fill onto the site, ash from the incinerator or lead leaching from paint, and to verify the sites suitability for the intended land use."

When considering these recommendations with reference to the planning proposal and *Part 6 of State Environmental Planning Policy 55 (SEPP 55) – Remediation of Land* (NSW Government 2014) it can be noted that we have been advised that there is no intended change of land use/rezoning of the land currently zoned B4 Mixed Use, through this Planning Proposal application.

With reference to SEPP 55 Part 6, consideration has been given to the probability for significant contamination of the site, which was identified as low in the PSI.

A Phase 2 Investigation has been recommended if the site is to be redeveloped. This would identify potential contamination and allow for potential remedial works to be undertaken if required for the continued B4 Mixed Use zoning of the site. Given that the scope of this planning proposal is to amend FSR and building height, further investigation may be better served at a later stage in the process, such as during the Detailed Development Application.

### **Conclusions and Recommendations**

The scope of the planning proposal is to amend FSR and maximum building height of the site. This stage in the process does not include excavation and construction of the site as this step in the process would form part of a Detailed Development Application.

Yours sincerely



Ruth Heywood

**Consultant**