

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 477/2019/1
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: First stage of the development of White City for a multi-purpose sports centre and registered club facilities including site remediation
FROM: Louie Salvatore
TO: Mr M Moratelli

1. ISSUES

- *Acoustics.*
- *Remediation of Land. SEPP No. 55.*
- *Acid Sulfate Soils.*

2. DOCUMENTATION

I refer to the following documents received for this report:

- Amended Statement of Environment Effects: prepared by Sutherland & Associates Planning. December 2019.
- Acoustic Report: White City Development Stage 2 prepared by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. 27 May 2020.
- Acoustic Assessment Report: prepared by Aecom. Document Reference No. 60332479-RPNV-02-0. Dated 02 September 2015.
- Acoustic Review: prepared by Wood & Grieve Engineers. Document Reference No. 41700. Dated 19 November 2019.
- Acoustic Review: prepared by Wood & Grieve Engineers. Document Reference No. 41700. Dated 03 December 2019.
- Remediation Action Plan & Acid Sulfate Soils Management Plan: prepared by Douglas Partners. Project No. 45079.07. June 2020.
- White City Redevelopment: Response to Technical Referrals to Woollahra Council. Projects & Infrastructure. Draft 3. June 2020.

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date:

4. SUMMARY OF PROPOSAL

A Section 4.55 modification to the Stage 1 concept proposal was lodged and approved on 5 September 2019 to reflect a rationalisation of the development and the approved modifications include the *removal of the child care centre drop-off pick-up deck adjacent to Glenmore Road*, retention and adaptive reuse the southern grandstand, and other changes to the distribution of built form and massing of the three building envelopes.

The subject development application seeks consent for Phase 1 of a multi-purpose sports centre and registered club development which comprises the following:

- Demolition of all buildings on the site with the exception of the southern grandstand and the Northern Grandstand arches;
- Construction of new internal road and pedestrian network including landscaping and at-grade parking; football field including lighting poles; 9 tennis courts including lighting pole.
- Adaptive re-use of the retained southern grandstand to create the "sports" building adjacent to Glenmore Road which contains ground level car parking including new connection to Glenmore Road and gym facilities; level 1 gym facilities, community facilities, café, outdoor multi-purpose courts with shade structure, and outdoor pool facilities with shade structures including 1 x 25m pool, 1 x learn to swim pool and pool deck area, and plant; level 2 gym facilities; level 3 community spaces, and primary pedestrian entry from Glenmore Road.
- 2 storey "tennis pro-shop" building to the north-east of the sports building.
- 3 storey triangular "Club" building which contains ground floor porte cochere, entry lobby, foyer, change rooms and toilet facilities, loading dock, external 260 seat grandstand and tuckshop, referee/medical rooms, waste rooms, Hakoah and community offices.
- Level 2 double height club community space, foyer, kitchen/catering areas, restaurant/bar, lounge and adjacent viewing terrace, and club board room; level 2 mezzanine level containing toilet facilities, plant, staff room and bridge to the south which connects with a lift to access the car parking level at the ground level of the "sports" building.
- level 3 community rooms and office; and
- Roof level which contains a plant room.

5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a) Acoustics

Acoustic Report: White City Development Stage 2 prepared by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. Revision 5. 27 May 2020.

AECOM Australia Pty Ltd (AECOM) was previously commissioned by Hakoah Club to prepare an Acoustic Assessment (02 September, 2015, Reference No. 60332479) as part of the Stage 1 Development Application for building envelopes and indicative

use of White City for a multi-purpose sports centre, childcare centre and registered club facilities.

The acoustic report by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. Revision 5. 27 May 2020 addresses the acoustic impact of the facilities included within the Stage 2 DA scope. The scope of this report is as follows:

- Review of the noise logging conducted for the initial AECOM DA report.
- Establishment of noise criteria for the project.
- Assessment of the noise impact on sensitive receivers from sources including Tennis, - Soccer (player and spectator noise), Multipurpose courts, Outdoor swimming pool, Club building, Mechanical services and Traffic.

Noise Monitoring

Noise monitoring was conducted as part of the AECOM acoustic report which accompanied the Stage 1 DA. This monitoring was conducted in October 2014.

AECOM conducted environmental unattended noise monitoring at four (4) locations in the vicinity of the redevelopment site between Thursday 16 October 2014 and Thursday 23 October 2014. Noise monitoring was conducted on the boundaries of the development site to determine existing background of the site and adjacent receivers and traffic noise levels. The results of the existing background (LA90) and ambient (LAeq) noise levels for the Day (7am-6pm), Evening (6pm-10pm) and Night-time (10pm-7am) periods are presented in Table 2 Of the report. Attended noise measurements are presented in Table 3 of the report. The locations of the unattended noise logging are as follows:

- Northern boundary of the site: adjacent to rear of residences of 22 and 24 Walker Avenue.
- Eastern boundary of the site: adjacent to rear of apartments of 400 Glenmore Road.
- Southern boundary of the site: across the road from residences of 351 Glenmore Road. Local traffic noise dominant.
- Western boundary of the site: adjacent to residence of 24 Alma Street. Local traffic noise and school activity noise from Sydney Grammar School Edgecliff Preparatory dominant.

Environmental Health Services is satisfied that the ambient and background noise spectrums, as measured by AECOM Australia, were representative of the area at the time of measurement, however Environmental Health Services still considers, given the length of time (2014), that additional noise monitoring be conducted to confirm the relevance of the noise monitoring conducted for the AECOM report. The report has commented that *due to the unexpected and unprecedented effect of the pandemic on normal activity, noise monitoring cannot be conducted at this time as it does not reflect the real world conditions which normally occur. If required, further noise monitoring can be conducted by Stantec at a later time, when the acoustic environment has returned to normal.*

The **intrusiveness criteria** for each assessment location are presented in Table 4-1 of the report. These criteria are based on the LA90 noise levels measured at each logger location. Consequently, the intrusiveness criteria can be summarised as follows:

$L_{Aeq,15min} < \text{Rating Background Noise Level (RBL)} + 5 \text{ dB(A)}$

Following the calculation of amenity and intrusiveness noise criteria the Noise Policy for Industry outlines a Project Noise Trigger Level (PNTL) which is assessed as the **worst-case scenario** of the intrusiveness and amenity criteria. Table 4-5 presents the Project Noise Trigger Level (PNTL) for the development. These criteria are applied at the most affected receiver boundary.

Operational Noise Assessment

There are a number of key differences and reductions in scope from Stage 1 to Stage 2. Changes relative to the Stage 1 DA that affect the acoustic impact arise as a consequence of:

- No childcare centre: Childcare facilities are not included in this stage.
- Smaller grandstand: The capacity of the grandstand overlooking the soccer field has reduced from 500 to 260 spectators.

Both of these changes reduce the acoustic impact of the Stage 2 DA as compared to the Stage 1 DA scope.

In Environmental Health Response of 13 January 2020 it was recommended that a *revised Acoustic Report be developed on a **worst case scenario** for the proposed development site. By way of Noise Modelling and referencing of existing noise studies of similar developments, predictions of both spectator noise and participant (player) noise from all outdoor sporting activities shall be assessed to predict the **individual and cumulative** noise affect upon nearby sensitive receptors.*

The maximum capacity of all venues predicted to contribute to the noise impact on the surrounding receivers is presented in Table 5-1 of the revised acoustic report. Table 5-2 presents the proposed operating hours of all venues:

- Soccer field: 25 player capacity. Monday-Saturday 7am-10pm; Sunday 7am-9.30pm.
- Multi-purpose hard-courts (basketball, netball, futsal): 50 player/spectator capacity. Monday-Saturday 6am-10pm; Sunday 7am-10pm.
- Tennis Courts: 36 player capacity. Monday-Saturday 6am-10pm; Sunday 10am-10pm.
- Grandstand: seating capacity 260.

It should be noted that the revised acoustic report states that the use of the soccer field for large matches or matches with spectators will not occur outside the hours of 11am-7pm. Environmental Health Services notes that the revised acoustic report does not discount that the soccer fields will be used during all other hours for other matches; in

addition the previous acoustic report also stated that the soccer field would be used from Monday to Thursday for training sessions between 4pm to 9:30pm.

Sports Noise

The cumulative impact of sports activities on the surrounding community has been assessed using the LAeq descriptor. Table 5-4 of the acoustic report presents the 'average' sound pressure levels for all sports activity sources, considering a weekly worst case 15 minute period. *It should be noted that the less common events like annual grand finals are not assessed.* The acoustic report states that *mitigation of these infrequent events will be achieved by appropriate management of community expectations around these events.*

The proposed development converts several existing grass tennis courts, located to the north of the site, into a soccer field. The soccer field would replace 12 full size grass tennis courts, and 3 mini courts. *The nearest receivers are the residences at 20-24 Walker Street.* The noise impact of the soccer field is a combination of the noise from players on the field and spectators in the grandstand. The noise effect of players on the field is anticipated to be predominately that of random calls and shouts from players, distributed evenly across the area of the field. For matches attended by significant numbers of spectators, the spectators will contribute noise from the 'babble' of general conversation and infrequent short periods of raised voices or shouting. Referee whistles and any speech amplification systems to be installed could also contribute to short term high impact noise events. A landscape border is proposed along the stormwater channel adjacent to the soccer field.

In the acoustic report the average noise level at all boundaries has been assessed using the LAeq descriptor with the sound power levels presented in Table 5-4, and the peak noise scenario for each boundary has been assessed using the LAmax descriptor as outlined in Table 5-6. The effect of a **three metre tall barrier** to reduce noise to the most affected receivers along Walker Avenue has also been presented (refer to section 5.3.5 of the report).

Table 5-8 of the report presents the 'average' LAeq noise level at each boundary and the contribution each source makes to that overall level. The acoustic report states that ***in all cases the presented values are those at the worst affected point along the receiver boundary in a worst case scenario.*** The overall level is compared to the existing LAeq and LA90 levels in Table 5-9. A noise impact has been considered ***mild*** where the predicted noise contribution of the site is approximately equal to the existing LAeq, and ***moderate*** where the predicted contribution exceeds the existing LAeq by 3 dB or more. Contributions that are at or below the existing LA90 background noise level are not likely to be perceptible.

Environmental Health Services has referred to Table 5-9 of the acoustic report. In particular the cumulative noise impact of sporting events at the Northern boundary (Walker Ave with no barrier) has an overall predicted sound pressure level of 59 dBA based on the noise modelling. This has been compared to the Day time (7am-6pm) existing LA90 of 46 dBA. ***The report describes the exceedance of 8 dBA as moderate.*** The Project Noise Trigger Level (PNTL) in this instance would be LA90 (background) 46 dBA + 5 dBA of **51 dBA for the Day time period.** Environmental

Health Services does not accept that the Day time period (7am-6pm) represents the **worst case scenario**. For the Northern boundary (Walker Ave with no barrier), the Evening period (6pm-10pm) would represent the worst case scenario as the cumulative noise of all sporting events does extend into this Evening period. The Project Noise Trigger Level (PNTL) in this instance would be LA90 (background) 42 dBA + 5 dBA of **47 dBA for the Evening period. The exceedance in this worst case scenario is 12 dBA.**

The revised acoustic report has referenced the NSW EPA Noise Policy for Industry (NPI). Table 4.1 of the NPI states that if the Predicted Noise Level minus the Project Noise Trigger Level is greater than 5 dBA, the significance of the residual noise level is considered **significant**. Environmental Health Services refers to the exceedances of 8 dBA and 12 dBA (Day & Evening periods) for the Intrusive Criteria. The 9 dBA exceedance of the **Amenity Criteria (50 dBA)** (LAeq Evening Period) at the Northern boundary are **not considered moderate** as stated in the acoustic report but are considered **significant** in the NSW EPA Noise Policy for Industry.

Note: A 5 dBA reduction has been applied should a 3m high acoustic barrier be erected. To reduce the noise impact of soccer training and matches to the worst affected receivers along Walker street, a three metre-high, solid, high-density, barrier can be considered for part of the North-eastern boundary. However, it is understood that this conflicts with other council requirements for visibility to the proposed Paddington Greenway, and avoiding obstruction to, or interference with flood drainage from the site.

For other affected boundaries, the Eastern boundary cumulative sporting noise of 52 dBA exceeds the Intrusive Criteria by 6 dBA (Evening period) and 3 dBA (Day period); the Southern boundary cumulative sporting noise of 45 dBA is below the Intrusive Criteria for both the Evening and Day periods; the Western boundary cumulative sporting noise of 46 dBA is below the Intrusive Criteria for both the Evening and Day periods.

Environmental Health Services does not accept *that the less common events like annual grand finals* have been excluded in the revised acoustic report. Environmental Health Services questions what are the 'less common events' and the frequency of 'less common events', excluding soccer grand finals. It should also be noted that for Soccer Grand Final events there is a 'shoulder period' of an hour from the Day time assessment period into the Evening assessment period; in addition the revised acoustic report does recognise that semi-finals may be played and finals may include 'extra-time' in the event that scores are level. Environmental Health Services does not accept the statement in the revised acoustic report that *"mitigation of these infrequent events will be achieved by appropriate management of community expectations around these events"*. The revised acoustic report does not detail what *appropriate management mitigation strategies* would entail.

In addition, the likelihood of annoyance from noise levels which exceed LA90 background + 5dBA criteria will ultimately depend on the utilisation of the soccer fields. If the soccer field was utilised at weekends only during daytime hours the overall impact may be relatively low. However as the soccer field is proposed to be used for training during the week and for matches over the weekend the likelihood for

annoyance is much higher; this is because most of the surrounding resident's time at home could be affected by noise which would be audible due to the low background noise levels during early morning or late evening.

Environmental Health Services considers these typical noise events associated with sporting activities are instantaneous short term events and are transient in nature. Health Services is of the opinion that where 'impulsive' type noise is concerned (soccer game & crowd involvement), that the **L_{Amax}** noise levels due to the activities under examination should be compared with those prevailing in the absence of the activities. If the two are comparable, the impact is likely to be negligible. The peak noise scenario for each boundary has been assessed using the L_{Amax} descriptor as outlined in Table 5-6 of the revised acoustic report. The acoustic report has compared the worst case scenario **L_{Amax}** within the existing environment when compared to the Day time period. Again, Environmental Health Services does not consider the Day time period to represent the worst case scenario. At the Northern boundary there is an exceedance of 9 dBA (L_{Amax}) during Evening period (LA90); at the Eastern boundary there is an exceedance of 10 dBA (L_{Amax}) during Evening period (LA90); for all other boundaries the L_{Amax} is below the Evening period (LA90).

Environmental Health Services notes that the revised acoustic report acknowledges that the proposed soccer field will produce a noise issue. The report states, "*The most significant noise source of the development is the soccer field, and the most affected boundary is along Walker Avenue. Walker Avenue may currently experience a low level of soccer noise from the field to the north-west of 24 Walker Avenue and will be accustomed to the use of the White City tennis courts in the existing development. **The intensity of the noise impact is likely to be somewhat greater through the use of the soccer field as compared to the tennis courts**, however management of the scheduled use of the field can be employed to maintain acceptable levels of acoustic amenity.*"

Use of the grandstand for regular games with fewer than 50 attendees is not anticipated to be audible at receivers except where events such as goals occur. These events are not expected to occur with sufficient regularity to cause significant annoyance at the receivers as a result of spectators in the grandstand".

There is also the likelihood that a public address system would be installed and used for the grandstand area (soccer field). Taking into consideration the proposed times of use of the soccer field, it is highly likely that the sound spillage from a public address system(s) would travel into surrounding residential premises. Health Services would not be supportive of any public address system(s) being used during the evening periods as concerns are raised with the control of the sound spillage. The revised acoustic report states, "*If a speech or music amplification system is installed it must not exceed an L_{Amax} of 60dB(A) at the nearest boundary, as per the Sydney Cricket Ground Noise Management Plan. The system must be designed considering the directivity of the speakers, to reduce unnecessary noise spill. Amplification systems should not be used outside the hours of 11am-7pm, and should be avoided where it is not necessary*". In addition, Environmental Health Services considers that the siting and operation of any sound amplification for the grandstand area, due consideration should be given to:

- selecting equipment that reduces ‘throw’ external to the venue and directs amplified sound inside the venue;
- siting sound amplification equipment in an optimum location that minimise noise levels at surrounding sensitive receivers

Restaurant & Function Spaces

The report states that “*typical use of the club facilities is not anticipated to be audible at the sensitive receivers. Noise management protocols can be established for large events using the restaurant/bar and the community space in the Club. In the event that amplified music is being played in the evening, one such protocol can be to ensure external doors and windows are shut by 10pm. This includes the sliding doors to the terrace from the Club community space, which can be closed if there is music above a specified level*”. Environmental Health Services notes that the above statement has been extracted from The Plan of Management (December 2019). The Plan of Management also states, “*Noise measurement may be used to actively monitor noise within the Premises, **particularly during peak activity periods for the Premises, such as when whole-of-Premises events are programmed.** This monitoring will also inform and support the annual review of noise management policy and procedures for the Premises*”.

Environmental Health Services considers that the above statement is not sufficient in addressing potential ‘break-out’ noise impacts from the restaurant and function spaces upon affected residential receivers, considering that closing hours for Monday to Saturday are till midnight and 10pm for Sundays. There is no noise analysis for the Restaurant & Function Spaces (internal/external spaces) and compared to Liquor & Gaming NSW Noise Criterion for Licensed Premises for compliance, or otherwise. Reference is made to The Plan of Management (December 2019) which also states, “*The outdoor space is also suitable as a venue for periodic outdoor events. The pool deck café, pool and pool deck, should become a social focal point for the local community*”. It should be noted that Pool Deck has a patron capacity of 100 and is 351 sq.m in size. Environmental Health Services cannot be satisfied that the Restaurant & Function Spaces will not have any adverse noise impact on potentially affected residential receivers and especially if amplified music is intended for outdoor functions.

Recommendation – Environmental Health Services

Environmental Health Services cannot support the application based upon the revised acoustic report ‘*Acoustic Report: White City Development Stage 2 prepared by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. Revision 5. 27 May 2020*’ for reasons of anticipated adverse acoustic impacts upon nearby residential receivers.

Environmental Health Services also recommends, given the magnitude of the proposed development, that Woollahra Council consider engaging the services of an accredited acoustic consultant to independently review the *Acoustic Report: White City Development Stage 2 prepared by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. Revision 5. 27 May 2020*.

e) Acid Sulphate Soils

Environmental Health Response of 13 January 2020 in reviewing the **Geotechnical Investigation: prepared by Douglas Partners. Document Reference No. 45079.06. October 2019 & Douglas Partners: Report on Geotechnical Investigation White City Sporting Precinct Redevelopment, Project No. 45079.04 January 2015** recommended:

“A more detailed Acid Sulfate Soil (ASS) assessment involving additional sampling and SPOCAS testing shall be carried out to determine the lateral and vertical extent of potential ASS on the site once the extent of earthworks and piling works have been determined as some disturbance to ASS is expected due to bulk excavation and piling works. Following the results of the more detailed assessment, it may be necessary to prepare an ASS Management Plan which will detail the requirements for treatment and management of soils”.

Remediation Action Plan & Acid Sulfate Soils Management Plan: prepared by Douglas Partners. Project No. 45079.07. June 2020.

All site materials considered to possibly be ASS require management in accordance with the ASSMP, provided in Appendix F of the report. Site materials considered to possibly comprise ASS include all fill and alluvial / estuarine soils below the water table.

f) Land Contamination (SEPP 55)

Health Referral Response of 13 January 2020 in reviewing the *Land Contamination: Phase 2 Contamination Assessment prepared by Douglas Partners. Document Reference No. 45079.06. August 2019* recommended:

A Remediation Action Plan (RAP) shall be prepared which will render the development site suitable for the proposed development upon completion of remediation and validation works. The RAP shall provide:

- *A summary of the site description, previous investigations undertaken at the site, the conceptual site model and the current contamination status of the site;*
- *Provide a description of the remedial strategy(s) that will effectively manage the environmental concerns identified in the Land Contamination: Phase 2 Contamination Assessment prepared by Douglas Partners. Document Reference No. 45079.06. August 2019.*
- *Provide the rationale for the selection of the remedial strategy(s).*
- *Provide a preliminary sampling and analytical quality plan to be used for Remedial Works & Site Validation.*

Remediation Action Plan & Acid Sulfate Soils Management Plan: prepared by Douglas Partners. Project No. 45079.07. June 2020.

The Site Assessment Criteria (SAC) adopted in this RAP are based the generic SAC provided in National Environment Protection Council (NEPC) *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013) (NEPC, 2013). Overall, the proposed development is considered to comprise areas consistent with the generic contamination exposure assumptions for the SAC for **Public Open Space land use** and areas consistent with the generic assumptions for SAC for **Commercial land use**.

- Recreational SAC C Area: Comprising outdoor recreation and accessible soft landscaping areas, excluding paved areas and ancillary plantings / garden beds; and
- Commercial SAC D Area: Comprising buildings, car parks, paved areas and ancillary plantings/ garden beds.

The analytical test undertaken was for total recoverable hydrocarbons (TRH), which is widely used as a screening test for TPH, but can also include non-TPH hydrocarbons. Based on the previous field observations and laboratory results for soil and groundwater at the site it is considered probable that some of the TRH detected is associated with non-TPH hydrocarbons, such as non-petroleum polycyclic aromatic hydrocarbons (PAH).

All laboratory results reported for benzene, toluene, ethylbenzene, xylenes (BTEX), TRH C6-C9, phenols, organochlorine pesticides (OCP), organophosphorous pesticides (OPP), polychlorinated biphenyls (PCB) and all volatile organic compounds (VOC) results except for naphthalene (a PAH compound) were below the laboratory practical quantitation limits (PQL) and all of the adopted SAC. Arsenic, cadmium, chromium, mercury and naphthalene recorded concentrations above the PQL in one or more samples at concentrations below all of the SAC. Asbestos was not identified in any of the samples analysed, although it is noted that boreholes are an inefficient method of finding asbestos.

Copper, lead, mercury, nickel, zinc, benzo(a)pyrene (BaP), BaP toxic equivalence quotient (BaP TEQ), total PAH and TRH C15-C36 exceeded/ possibly exceeded one or more SAC in one or more samples. Drawings 4 and 5, in Appendix A show boreholes where results exceeding the SAC C and SAC D respectively were recorded.

Capping – Preferred Remediation Option

The remediation strategy adopted for the Recreational SAC C Area herein requires the fill to be retained on site to be capped as detailed in Section 8 of the report. Prior to construction of the capping layer excavation will need to be conducted as required for the finished (post capping) level to meet the design level. Areas where all fill removed/ or where further assessment shows there is no unacceptable risk:

- No cap required subject to the below; o Appropriate records by the Environmental Consultant of removal of all fill, including inspection, validation sampling and analysis and a photographic record; or
- Appropriate records by the Environmental Consultant of the further assessment undertaken and concluding that capping / management is not required.

Areas cover by the soccer field artificial pitch:

- Placement of a marker layer which meets the specifications given below;
- Surveying and inspection of the construction as detailed in Section 8;
- Construction of artificial pitch including (Unit 1) 150 mm of compacted stone and sand; overlain by (Unit2) Synthetic turf.

Areas to be finished with soft surfacing (considered to be the entire Recreational SAC C Area excluding the soccer pitch):

- Placement of a marker layer which meets the specifications given below;
- Surveying and inspection of the construction as detailed in Section 8 of the report;
- Construction of a capping layer with a thickness of at least 500 mm, comprising a minimum of 300 mm of compacted soil / rock. The intention is that Unit 1 would not be readily penetrated and would not be accessed / damaged by normal site activities; overlain by o Unit 2: Nominally 200 mm of soil/ rock / topsoil / turf. This Unit may be thinner or thicker than 200 mm, but needs to achieve (a) a combined thickness of Unit 1 and Unit 2 of at least 500 mm and (b) Unit 2 must be of sufficient thickness for proposed plantings, service trenches and other site activities. The intention is that only Unit 2 could be disturbed by common site activities such as gardening and maintenance work.

The Marker Layer is to be:

- Water permeable;
- High visibility;
- Rot-proof and chemically inert;
- High tensile strength; and
- Parallel sheets must be fixed together or overlap by 20 cm.

Validation Reporting

A validation assessment report will be prepared for the site by the Environmental Consultant in accordance with EPA *Contaminated Land Guidelines Consultants Reporting on Contaminated Land* (2020) (EPA, 2020) and other appropriate guidance documentation. The validation report shall detail the methodology, results and conclusion of the assessment and make a statement regarding the suitability of the site for the proposed land use.

Environmental Management Plan

An Environmental Management Plan (EMP) will be prepared for the site by the Environmental Consultant in accordance with EPA, 2020. The EMP will include details of the contaminants present at the site, where they are present, how they are

capped, and the ongoing management requirements. It is anticipated that the ongoing management requirements will generally comprise inspecting the capping layer / ground surface and restoring damage; and the triggers for preparing and implementation of specific work method statements for contamination.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that the information pertaining to the acoustic assessment is unsatisfactory.

I. ACOUSTICS

Environmental Health Services cannot support the application based upon the revised acoustic report '*Acoustic Report: White City Development Stage 2 prepared by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. Revision 5. 27 May 2020*' for reasons of anticipated adverse acoustic impacts upon nearby residential receivers.

Environmental Health Services also recommends, given the magnitude of the proposed development, that Woollahra Council consider engaging the services of an accredited acoustic consultant to independently review the *Acoustic Report: White City Development Stage 2 prepared by Wood & Grieve Engineers (Stantec Group). Reference No. 41700. Revision 5. 27 May 2020*.

A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the Applicant and to which is affixed a Council stamp "Approved DA Plans" unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
45079.07	Remediation Action Plan & Acid Sulfate Soils Management Plan	Douglas Partners	June 2020
41700	Acoustic Report	Wood & Grieve (Stantec)	27 June 2020

Note: Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

Note: These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

B. Conditions which must be satisfied prior to the demolition of any building or construction

B.1 Noise Control Objectives during Demolition Works

To assist in managing impacts of noise from the demolishing of the existing dwelling and outbuilding on residences and other sensitive land uses, it is recommended that the *NSW Department of Environment & Climate Change: Construction Noise Guideline* be applied to the site to provide a quantitative and qualitative assessment for evaluating performance and compliance of resultant noise from demolishing works of the existing dwelling and outbuilding. In particular reference is made to Table 2 of the *NSW Department of Environment & Climate Change: Construction Noise Guideline* which sets out management levels for noise at residences and other sensitive land uses.

C. Conditions which must be satisfied prior to the issue of any construction certificate

D. Conditions which must be satisfied prior to the commencement of any development work

D.1 Notice of completion of category 1 remediation work

Pursuant to clause 17 of *State Environmental Planning Policy No 55 - Remediation of Land*, notice of completion of a category 1 remediation work must be given to the council within 30 days after the completion of the work. This notice must be in accordance with clause 18 of SEPP 55.

Note: Category 1 remediation work is defined in clause 9 of SEPP 55.
Standard Condition: D3

E. Conditions which must be satisfied during any development work

E.1 Remediation Action Plan – State Environmental Planning Policy No. 55

The remediation goals and management procedures documented in the *Remediation Action Plan & Acid Sulfate Soils Management Plan Report: prepared by Douglas Partners. Document No. 45079.07 June 2020* shall be fully implemented.

E.2 Waste Classification & Management – State Environmental Planning Policy No. 55

All waste disposal activities will be undertaken in accordance with the *Waste Classification Guidelines (NSW EPA, 2014a)*, the *Waste Avoidance and Resource Recovery Act 2001 (NSW)*, the *Protection of the Environment Operations Act 1997 (NSW)* and other relevant legislation.

Fill material imported to reinstate excavations must be either Virgin Excavated Material (VENM) or Excavated Natural Material (ENM), or comply with a relevant NSW EPA approved Resource Recovery Exemption.

VENM must be accompanied by a validation certificate from the supplier which adequately certifies that the material is VENM, or otherwise be subject to validation sampling prior to importation to the site.

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

F.1 Validation Reporting – State Environmental Planning Policy No. 55

At the completion of the remediation activities, a validation assessment report shall be prepared for the site by an Environmental Consultant in accordance with EPA *Contaminated Land Guidelines Consultants Reporting on Contaminated Land* (2020) (EPA, 2020) and other appropriate guidance documentation. The validation report shall detail the methodology, results and conclusion of the assessment and make a statement regarding the suitability of the site for the proposed land use.

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil.

H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

Nil.

I. Conditions which must be satisfied during the ongoing use of the development

J. Miscellaneous Conditions

Nil.

K. Advisings

Nil

Louie Salvatore
Environmental Health Officer

Date: 11/06/2020