

Attachment 6

Contamination advice

Douglas Partners

CIFI St Leonards Development Management Pty Ltd

Level 11, Meriton Tower
528 Kent Street
Sydney NSW 2000

Project 215584.01

23 August 2022

R.001.Rev0

PG:jl

Attention: Tim Franzen

Email: timf@lateralconsulting.com.au

Proposed Residential Development

21-31 Holdsworth Ave, 22-34 Berry Rd, 42-46 River Rd, St Leonards

Response to Council's Preliminary Assessment of DA60/2022

This letter has been prepared by Douglas Partners Pty Ltd (DP) to address Item 7 of Lane Cove Council's (Council) preliminary assessment of DA60/2022 dated 4 August 2022, which states that the following is required in order for Council to consent to the project.

7. Environment and Health

A preliminary environment and health assessment have occurred, and the following matters are to be addressed:

- Detailed site investigation report is to be submitted to provide more complete and definitive information on issues raised in the preliminary site investigation.

Under Part 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP), Council is required to consider whether the site "is" or "can be made" suitable for a proposed development. This determination can be made on the basis of a preliminary (PSI) and / or a detailed site investigation (DSI) report.

A preliminary (stage 1) site investigation report has been prepared for the site by JK Environments (JKE), dated 22 January 2022 (JKE, 2022). The report was submitted as part of the development application. The PSI was undertaken in general accordance with contaminated land reporting guidelines and included a desktop review of site history information, a site inspection and sampling and testing from six boreholes in accessible locations.

The site is occupied by a number of urban residential properties, and historical aerial photographs confirm that land use as far back as 1930. The desktop study identified potential contamination sources comprising fill, potential hazardous building materials, past pesticide application and off-site dry cleaning and service stations / garages [DP notes that upon review of historical aerial photographs presented in JKE (2022) there are no apparent dry cleaners or services stations in close proximity to the site as far back as 1930].

The testing of soil samples reported in JKE (2022) showed concentrations of all analysed contaminants below the Tier 1 assessment criteria adopted in the report. Only zinc in one location exceeded the generic ecological guideline.

JKE (2022) recommended the undertaking of a DSI to address sampling numbers (lower than that recommended in the EPA sampling design guidelines), beneath existing buildings and groundwater.

In DP's opinion, based on the outcomes presented in JKE (2022), the site in general has a low risk of high level or widespread contamination, particularly given the residential history. In DP's experience, if the existing buildings have hazardous materials (e.g., asbestos or lead based paint) then the demolition of those buildings (if not managed well) can change the dynamic of soil contamination within the site. As such, DP believes that conducting a DSI post demolition of buildings provides the greatest representation of site condition at a more appropriate point in time (i.e., post-demolition). The removal of the buildings also provides access for test pitting, which is far more appropriate for visual assessment and field screening for fragments of fibre cement sheeting potentially containing asbestos.

Given the above justification, it is DP's opinion that there would be greater benefit in conditioning the undertaking of a DSI as part of the Construction Certificate, rather than as part of the Development Application.

Please contact the undersigned if you have any further questions on this matter.

Yours faithfully

Douglas Partners Pty Ltd

Paul Gorman

Principal / Environmental Engineer
CEnvP-SC No. SC40194



Reviewed by

John Russell

Principal
CEnvP-SC No. SC41154



Helena Miller

From: Peter Jones <peter.j@greaton.com.au>
Sent: Wednesday, 21 September 2022 11:47 AM
To: Helena Miller
Subject: FW: Geotechnical Site Investigations Meeting - Greaton - St Leonards South

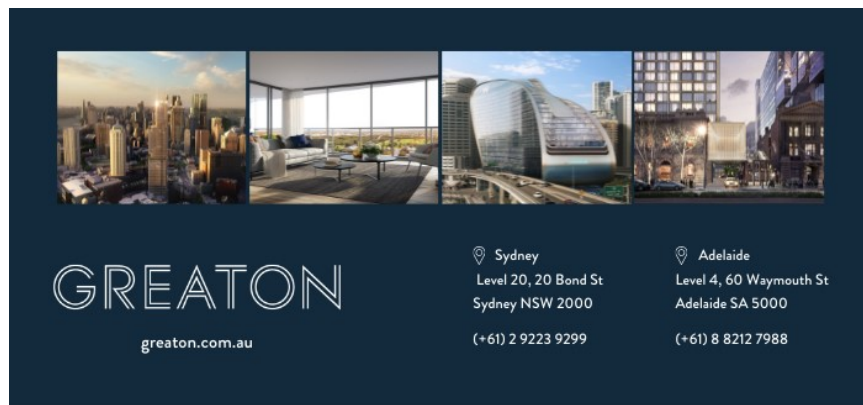
Hi Helena

Councils response below to the Geotechnical Engineers response letter will be consent conditions that will be applied to the approval instead of conducting further geotechnical investigations at this stage.



The Geotechnical Engineers letter has been provided in the previous hyperlink

Kind Regards

Peter Jones
Development Director



The image shows a dark blue banner for Greaton. On the left, there are four small images: a city skyline at night, a modern interior with large windows, a futuristic building, and a modern office building. To the right of these images is the Greaton logo in white, with the website 'greaton.com.au' below it. Further right, there are two columns of text for office locations. The Sydney office is at Level 20, 20 Bond St, Sydney NSW 2000, with phone number (+61) 2 9223 9299. The Adelaide office is at Level 4, 60 Waymouth St, Adelaide SA 5000, with phone number (+61) 8 8212 7988.

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From: Greg Samardzic <GSamardzic@lanecove.nsw.gov.au>
Sent: Wednesday, 21 September 2022 11:18 AM
To: Tim Franzen <timf@lateralconsulting.com.au>; Celine Montallana <CMontallana@lanecove.nsw.gov.au>
Cc: Peter Jones <peter.j@greaton.com.au>
Subject: RE: Geotechnical Site Investigations Meeting - Greaton - St Leonards South

Hi Tim

This is to advise that Council would be in a position to agree with condition up the DSI requirements instead should any approval be granted.

Thanks

Greg

Greg Samardzic | *Senior Town Planner*



A: 48 Longueville Road Lane Cove
P: 9911 3521
E: GSamardzic@lanecove.nsw.gov.au

From: Tim Franzen <timf@lateralconsulting.com.au>
Sent: Tuesday, 20 September 2022 11:06 AM
To: Greg Samardzic <GSamardzic@lanecove.nsw.gov.au>; Celine Montallana <CMontallana@lanecove.nsw.gov.au>
Cc: Peter Jones <peter.j@greaton.com.au>
Subject: RE: Geotechnical Site Investigations Meeting - Greaton - St Leonards South

*** [EXTERNAL EMAIL] Check sender's email and ensure content is safe before clicking any links or attachments. ***
Hi Greg,

Touching base to see how you are progressing on this one?

Kind Regards,

Tim Franzen
Director
MIEAust CPEng RPEQ



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From: Greg Samardzic <GSamardzic@lanecove.nsw.gov.au>
Sent: Thursday, 15 September 2022 3:21 PM
To: Tim Franzen <timf@lateralconsulting.com.au>; Celine Montallana <CMontallana@lanecove.nsw.gov.au>
Cc: Peter Jones <peter.j@greaton.com.au>
Subject: RE: Geotechnical Site Investigations Meeting - Greaton - St Leonards South

Hi Tim

Celine and myself will need to discuss with our manager to confirm however he is on leave until Tuesday