

MEMORANDUM

To: Sydney North Planning Panel Members

From: Alicia Hunter - Senior Town Planner, Major Development Assessment

Date: 5 May 2020

Subject: Panel No: PPSSNH-59
LDA2019/0436 – 2 Rhodes Street, Meadowbank

The purpose of this memo is to advise the Sydney North Planning Panel of:

1. Changes to Condition 3 relating to reference of current legislation and the submission of an Environmental Management Plan.

1. Condition 3 – Remediation of Land

Condition 3 requires the applicant submit a copy of the site validation report to Council in accordance with *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and the *DECCW (2010) UPSS Technical Note: Site Validation Reporting*.

It is noted that in April 2020 the EPA amended the Guidelines for Reporting on Contaminated Land.

Further, it is requested that Condition 3 be further amended to ensure that the implementation of the Long Term Environmental Management Plan (EMP) is legally enforceable (if required).

Accordingly, it is requested that Condition 3 be amended to read as follows (added text underlined and **bold** and deleted text ~~struck through~~):

3. **Remediation of land.** The land must be remediated to the extent necessary for the proposed use and a copy of the site validation report must be submitted to Council for consideration. The site validation report must comply with the **Guidelines for Reporting on Contaminated Land (EPA, 2020)** ~~Guidelines for Consultants Reporting on Contaminated Sites (EPA, 1997)~~ and the *DECCW (2010) UPSS Technical Note: Site Validation Reporting* and demonstrate that the site is suitable for the proposed use.

If requested by Council, a site audit statement and a site audit summary report from an accredited site auditor under the *Contaminated Land Management Act 1997* must be submitted to Council verifying the information contained in the site validation report.

Where the ongoing land use suitability and release of the Site Audit Statement is dependent upon the implementation of an Environmental Management Plan (EMP) in relation to any residual contamination remaining onsite, the EMP must be approved by the Site Auditor and the Council prior to the issue of the Site Audit Statement.

The owner of the land is required to comply with the ongoing obligations of any EMP which forms part of the Site Audit Statement for the site.

The applicant has agreed to the proposed amendments to Condition 3.

The Draft Conditions have been updated and are attached to this e mail.

Alicia Hunter
Senior Town Planner