

## ADDENDUM REPORT TO PLANNING PANEL

### PPSTH – 33 -1 SIMMONS STREET WAGGA – RIVERINA CONSERVATORIUM

- Further to the briefing meeting held on 22 September 2020 additional information has been received from the applicant.
- The complete correspondence is attached to this addendum.
- The applicants have confirmed that following further investigation and sampling there are no underground storage tanks at the subject site.
- The Preliminary Site Investigation has been updated and concludes that the site in its current condition is suitable for the intended land use.
- No remediation works are required, it is recommended that a management plan is developed that outlines procedures for addressing unsightly fill material during construction of the proposed development and during any future maintenance works. The aim of this plan would be to ensure readily accessible soils at the Site remain free of unsightly or potentially dangerous solid waste in fill and that wastes generated during works are disposed appropriately.
- Based on the above summary and the updated reporting that has occurred it is therefore recommended that there is no longer any need for deferred commencement conditions and that a determination can be issued with a condition that requires an environmental management plan as recommended in the PSI.
- Recommended updates to conditions are included below.

### **Recommended Changes to Conditions**

1. Delete deferred commencement conditions B1-B4
2. Update Condition C1 to list the updated Preliminary Site Investigation dated 1 October 2010
3. ADD New Condition C11A

Prior to works commencing and in accordance with the recommendations of the Preliminary Site Investigation (prepared by Ground Doctor Pty Ltd and dated 1 October 2010) a management plan must be prepared to the satisfaction of the General Manager or delegate. The Plan, as a minimum, must outline procedures for addressing unsightly fill material during construction of the proposed development and during any future maintenance works to mitigate aesthetic and human health risks associated with disturbance of fill in the subsurface.

4. Update Condition C16
- C.16 Recommendations contained in the Noise Impact Assessment prepared by JHA and dated 13 February 2020 shall be incorporated into the final detailed design phase and implemented in full during construction works. This must include the continued acoustic assessment of all mechanical plant during the detailed design phase of the project in order to confirm any noise control measures to achieve the relevant noise criteria at the nearest noise sensitive receivers.
5. ADD New Condition C21A

An operational management plan shall be prepared to the satisfaction of the General Manager or delegate prior to the use commencing. The plan must include, as a minimum,

- (i) Implementation and management of noise mitigation measures
- (ii) Management of servicing and delivery vehicles
- (iii) Management of on-site staff and visitor parking

The applicants have confirmed that there is no objection to the inclusion of these additional conditions.

Amanda Gray  
Senior Town Planner  
Wagga Wagga City Council  
243 Baylis Street  
WAGGA WAGGA NSW 2650

Dear Ms Gray

**DA20/0080 – 1 Simmons Street, Wagga Wagga**

**Riverina Conservatorium of Music**

Thank you for your correspondence dated 22 September 2020 relating to the outcome of the Planning Panel briefing session held on the same day. I understand that the panel raised concerns about the findings of the Preliminary Site Investigation (PSI) and the potential requirement for future remediation works and recommended the addition of two conditions of consent.

The following statements and attached updated PSI address the requests from the panel for additional commentary on the site contamination, in particular:

1. *Full details of what has been done since the original PSI was prepared that has potentially changed the conclusions.*

**Response:** Since the original PSI was prepared, test pits and associated investigations have been completed in the vicinity of the two potential underground storage tank locations. No tanks were identified in either of the locations. The PSI has been updated to reflect these findings.

At the time of the investigations some opportunistic sampling was carried out in the test pits, which indicated that there was no contamination associated with PAHs or TRHs. The findings were consistent with the sampling carried out in the 2016 Detailed Site Investigation. Details of this and the more recent samples can be found in the updated PSI.

2. *Whether the site in its current condition is suitable for the intended new land use.*

**Response:** The updated PSI concludes that the site in its current condition is suitable for the intended land use. The PSI recommends that an Environmental Management Plan (EMP) is prepared and put into place to record and manage the uncontrolled fill under the carpark.

3. *If not, what works are required to make the site suitable? SEPP55 defines remediation works, it is important that correspondence confirms if any works that are required would be defined as category 1 works needing consent.*

**Response:** Physical remediation works are not required to make the site suitable. The only 'remediation work' recommended is the preparation of an Environmental Management Plan to guide any future development on the site.

4. *Clarity as to whether tanks have been removed in accordance with the regulations.*

**Response:** No tanks were discovered during the test pit investigations, as outlined in the updated PSI. In addition to this the soil sampling did not identify any contamination associated with petroleum infrastructure removal.

I note that in addition to the concerns addressed above, the panel propose to include two new conditions relating to an additional acoustic assessment of the noise impact of the mechanical plant (as recommended in the Noise Impact Statement) and the preparation of an operational management plan for the site. I can confirm that we have no objection to the inclusion of conditions of this nature.

Yours sincerely

**Amelia Parkins**  
**Project Manager, Public Works Advisory**