

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1395
Proposed Development:	Demolition works and construction of Shop Top housing
Date:	18/07/2024
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 3 DP 6777 , 1012 Pittwater Road COLLAROY NSW 2097 Lot 2 DP 314645 , 1014 Pittwater Road COLLAROY NSW 2097 Lot 4 DP 6777 , 1010 Pittwater Road COLLAROY NSW 2097

Reasons for referral

This application requires detailed consideration of Phase 1 and 2 contaminated land matters And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

This application is seeking consent for shop top housing at 1010 - 1014 Pittwater Road, Collaroy. Basement car parking is proposed resulting in significant excavation of soils. A Preliminary Site Investigation report in relation to potential Land Contamination was undertaken by eiaustralia reference E26053.E01_REV1 dated 20 July 2023.

The report concluded there is low to medium chance of land contamination onsite however, EI considers the site suitable for its proposed development subject to the implementation of the recommendations in Section 6 of the report.

Environmental Health recommends approval subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Contaminated Land Requirements

Prior to the issue of any Construction Certificate and after demolition of all structures onsite, engage an environmental consultant to conduct an inspection of the ground surfaces for any potential contamination sources.

A Construction Environmental Management Plan (CEMP) for the excavation, waste classification and

handling of all soils from the site is to be developed. The CEMP must be prepared in accordance with relevant Council Development Control Plans and Development Consent Conditions. The CEMP is to include provisions for the management of waste soils including, but not limited to:

Typical concerns to take into consideration during development, such as, but not limited to, dust, noise, odour, vibration, safety and traffic;

Waste management of soils (including fill) to ensure that these are appropriately classified for disposal in accordance with the NSW EPA,

Unexpected Finds Protocol should any unexpected contamination or hazardous material be identified during the site earthworks.

Reason: Protection of the environment, SEPP (Resilience and Hazards) 2021 compliance.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Land Contamination - Hazardous Material Survey

Prior to the commencement of demolition works, a Hazardous Materials Survey is to be completed by a suitably qualified consultant to identify any hazardous materials present within the existing building fabrics.

All identified Hazardous materials must be appropriately managed to maintain worker health and safety during demolition works and to prevent the spread of potentially hazardous substance onto the site and soil surfaces.

An asbestos clearance inspection and certificate is to be completed by a suitably qualified professional.

Where clearance inspection indicates the presence of hazardous materials remaining on the site, further removal and validation or further clearance inspections works must be undertaken.

Reason: To ensure potential contamination is managed effectively.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Requirement to Notify about New Contamination Evidence

Any new information revealed during demolition works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifier.

Reason: To protect human health and the environment.

Imported Fill

Prior to the importation of any landfill material onto the site, a waste classification report is to be prepared in accordance with the NSW Environment Protection Authority Guidelines, the report shall state in an end statement that the fill material is suitable for the proposed use on the land.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the fill being imported to the site.

Reason: To ensure that imported fill is of an acceptable standard.