

Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/0469
Date:	27/09/2022
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1207743 , 1102 Barrenjoey Road PALM BEACH NSW 2108

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

A review of geotechnical survey and historical use information including borehole logs reveals a low likelihood of soil contamination. All structures have since been demolished and removed from the site. At this point in time, we're concerned that fill in the upper layers of soil (from 0.05 to 1.6 m below ground) may be contaminated, it is typical to find asbestos containing materials in fill of that age and type.

Prior to supporting the development proposal, we require the applicant to demonstrate that subsurface fill is not contaminated.

UPDATE: New Information 27.9.22 EH advises :

Response from applicant 20 Sept 2022:

Environmental Health (Contaminated Lands) Referral

Response: This submission is accompanied by a Waste Classification report, dated 21st April 2022, prepared by EPIC Environmental which assesses the likelihood of contamination being present on the site with the report containing the following conclusion:

- Laboratory analysis and field observations indicated that the subject soils are suitable for classification as General Solid Waste (non-putrescible)

Specifically Epic Environmental Pty Ltd found:

Following the completion of the waste classification assessment the following conclusions have been made:

- Intrusive soil sampling was completed from seven boreholes to a maximum depth of 1.0 mbgl
- Samples were analysed at Envirolab for TPH, TRH, BTEX, PAH, heavy metals, PCBs, OCPs and asbestos
- Laboratory analysis and field observations indicated that the subject soils are suitable for classification as General Solid Waste (non-putrescible)
- Prior to the offsite disposal of the subject soils, if materials uncovered onsite do not match the description contained within this report, further assessment will be required by an experienced environmental consultant.

Environmental Health supports the proposal 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 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.

Assesment of excavated soil before removal from site and disposal

In accordance with the Waste Classification report recommendations, dated 21st April 2022, prepared by EPIC Environmental Pty Ltd excavated soil is to be assessed by a suitably qualified person for contamination (and appropriate storage/treatment/disposal) before removal from site. Documentation being provided to the Principle Certifier before further work proceeds of site.

Reason: To protect the the Environment