

Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/1910
Date:	17/11/2022
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot CP SP 2492 , 61 North Steyne MANLY NSW 2095

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

The extensive Contamination report supplied states in summary:

Potential sources of contamination identified in this investigation include imported fill, former and existing buildings / structures, and dry cleaning businesses upgradient from the site. As the current investigation was limited to a desktop study, comments on the actual contamination status of the site cannot be provided unless intrusive investigations are undertaken to obtain quantitative data on the contamination status of the soil.

Published ASS risk mapping indicates that the site has a low probability of having ASS. However, given the proposed depth of excavation, site specific risk of ASS should be assessed with an intrusive soil investigation, which may involve sampling if indicators of ASS are observed.

Accordingly, based on the results of this PSI, the following is recommended:

- Detailed Site Investigation - A detailed site investigation (DSI) for contamination with intrusive soil sampling to evaluate the potential for contamination and ASS at the site and assess the site's suitability (from a contamination standpoint) for the proposed land use; and
- Given the proposal for two basement levels, it is likely that groundwater will be intercepted by the basement excavation and that dewatering will be required. As such, the proposed DSI should include the assessment of groundwater contamination both in terms of site risk and dewatering management. The DSI could feasibly be undertaken in conjunction with the geotechnical investigation recommendations outlined in DP (2022).

Based on the results of the PSI, it is considered that the site can be made suitable for the proposed development, subject to implementation of the recommended intrusive investigation and remediation and/or management of contamination, if identified.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Further site contamination review required

Prior to a CC (Construction Certificate) being issued or any excavation work, the following reports are required from suitably qualified persons:

1. Detailed Site Investigation - A detailed site investigation (DSI) for contamination with intrusive soil sampling to evaluate the potential for contamination and ASS at the site and assess the site's suitability (from a contamination standpoint) for the proposed land use; and
2. Assessment of any groundwater and contamination both in terms of site risk and dewatering management.
3. Submission of the above reports/assessments and any recommendations and Management Plans to Council for appropriate acceptance with or with conditions before work continues on site.

Reason: To ensure the site is adequately assessed for contamination risks to the environment

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Asbestos -Demolition Work**

Where asbestos is found in any structure to be demolished it shall be only removed by appropriately licensed persons in approved methods and disposal to an authorised facility.

The Certifying Authority is to be supplied with a copy of the weighbridge docket and details of the removal contractor.

Reason: To ensure the health of site workers and the public and prevent pollution.