

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1392
Proposed Development:	Demolition and construction of Seniors Housing including strata subdivision
Date:	17/10/2023
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 1 DP 1151053 , 20 Homestead Avenue COLLAROY NSW 2097 Lot 2 DP 1151053 , 16 Homestead Avenue 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 the demolition and construction of 6 independent living units at 16-20 Homestead Avenue, Collaroy.

This development includes excavation for a basement carpark. The has no known contaminated land issues however there is very little known about the potential contamination onsite. The property has not been identified as being affected by Acid Sulfate Soils

The applicant is to have a Preliminary Site Investigation (PSI) undertaken to assess potential contamination onsite that may impact the development. This is to be completed by a suitably qualified environmental specialist and the report submitted to Council for assessment.

If the PSI finds contamination issues onsite, then a Detailed Site Investigation (DSI) is to be undertaken and this report submitted to Council for assessment.

Environmental Health recommends refusal at this time

The proposal is therefore unsupported.

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

Recommended Environmental Investigations Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Installation and certification of solid/fuel burning heater

The solid fuel heater must be certified to comply with Australian Standards 4012 and 4013.

Provide to the Principal Certifier certification that the solid fuel heater has been installed by an appropriately experienced and qualified person, in accordance with the relevant provisions of AS2918– Domestic Solid Fuel Burning Appliances – Installation.

Reason: To ensure the installation is completed in a legislatively compliant manner.

Certification of solid fuel burning heaters

A certificate from an appropriately qualified person indicating the system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements are to be submitted to Council prior to the operation of the solid fuel heater.

Reason: To ensure the system operates in a legislatively compliant manner.