

Environmental Health Referral Response - contaminated lands

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| Application Number: | DA2022/0145 |
| Proposed Development: | Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision |
| Date: | 08/02/2023 |
| Responsible Officer | Adam Susko |
| Land to be developed (Address): | Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099 |

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

Update Review 7 February 2023 -detailed site investigation received:

Geosyntec Consultants Proprietary Limited have completed a detailed site investigation dated 4 May 2022, following councils request for additional information March 2022.

The report concludes that the site is suitable for the proposed high-density residential land use associated landscaping and Bowling Green's noting that the following should be undertaken:

- 1.A Hazardous buildings material survey (Hazmat) of existing site structures prior to demolition, as recommended in the REDITUS (2021) PSI.
- 2.Given the identification of asbestos within the fill material an Asbestos Management Plan (AMP) must be prepared to comply with the Work Health and Safety (WHS) Regulation 2017
- 3.Additional inspections and sampling under the hardstand area once the buildings and concrete are removed to ascertain the extent of asbestos containing fibre cement fragments and fines across the site area.
4. Given the majority of the soil in the site will be required to facilitate the development, the compilation of a solar management plan after the additional sampling is completed.

Therefore Environmental Health supports the proposal with 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.

Management of site Contamination issues

At demolition and excavation stages details of documented compliance with the findings and recommendations contained within the Detailed Site Investigation report by Geosyntec Consultants 21325 Final R1 DSI is to be supplied to the Certifying Authority (and a copy to Council for its records) at the appropriate stages and before building works commence and shall include:

1. A Hazardous buildings material survey (Hazmat) of existing site structures prior to demolition, as recommended in the REDITUS (2021) PSI.
2. Given the identification of asbestos within the fill material an Asbestos Management Plan (AMP) must be prepared to comply with the Work Health and Safety (WHS) Regulation 2017.
3. Additional inspections and sampling under the hardstand area once the buildings and concrete are removed to ascertain the extent of asbestos containing fibre cement fragments and fines across the site area.
4. Given the majority of the soil in the site will be required to facilitate the development, the compilation of a soil management plan after the additional sampling is completed.

Reason: To ensure that all contamination related issues are appropriately addressed.

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

Certification prior occupation (OC)

Certification shall be provided from a suitably qualified professional that the findings and recommendations contained within the Detailed Site Investigation report by Geosyntec Consultants 21325 Final R1 DSI have been fully complied, including any new discoveries, appropriate treatment and or removal with and documentation supplied to the Certifying Authority (and a copy to Council for its records).

This documentation includes :

1. A Hazardous buildings material survey (Hazmat) of existing site structures prior to demolition, as recommended in the REDITUS (2021) PSI.
2. An Asbestos Management Plan (AMP) must be prepared to comply with the Work Health and Safety (WHS) Regulation 2017. Documentation concerning the lawful disposal of any removed material.
3. Additional inspections and sampling under the hardstand area once the buildings and concrete are removed to ascertain the extent of asbestos containing fibre cement fragments and fines across the site area. Results of these inspections and any required actions being completed.
4. The compilation of a soil management plan after the additional sampling is completed.

Reason: To ensure that all contamination related issues were appropriately addressed during works.