

Environmental Health Referral Response - contaminated lands

Application Number:	DA2021/1912
Date:	09/11/2021
Responsible Officer	Rebecca Englund
Land to be developed (Address):	<p>Lot 1 DP 544341 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 46 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 47 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 48 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 45 DP 12578 , 8 Palm Avenue NORTH MANLY NSW 2100</p> <p>Lot 22 DP 865211 , 389 Pittwater Road NORTH MANLY NSW 2100</p>

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

Site Audit Statement mentions that hydrocarbon contamination has been remediated and works validated, that the site is fit for use. We are satisfied with these controls and see no need to condition the site for the excavation of bitumen driveways.

There is, however, the matter of asbestos mentioned in the waste management report. The environmental consultant has informed Council that this was likely mentioned as a precaution for 'unexpected finds' in excavated material. A condition provided below is suitable for managing asbestos.

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

Unexpected Finds Protocol

Prior to the issue of any Construction Certificate an Unexpected Finds Protocol for any contamination that could be encountered during site works is to be prepared as per the recommendation within the Site Audit prepared by Senversa Pty Ltd dated 10 September 2020 (reference:

S17743_RPT_SAR_rev2).

The Unexpected Finds Protocol is to be prepared by an appropriately qualified and experienced Environmental Consultant and provided to the satisfaction of the Certifying Authority.

Reason: To manage any unexpected contamination encountered during works.

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 Certifying Authority.

Reason: To protect human health and the environment.

Compliance with the Unexpected Finds Protocol

The requirements of the Unexpected Finds Protocol required by this consent are to be fully implemented from commencement of any excavation, demolition or development works until the issue of any interim / final occupation certificate.

Reason: To manage any unexpected contamination encountered during works.