

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0739
Date:	30/11/2020
Responsible Officer	Lashta Haidari
Land to be developed (Address):	<p>Lot 13 DP 801798 , 62 May Road NARRAWEENA NSW 2099</p> <p>Lot 14 DP 801798 , 60 May Road NARRAWEENA NSW 2099</p> <p>Lot 15 DP 801798 , 58 May Road NARRAWEENA NSW 2099</p> <p>Lot 16 DP 801798 , 56 - 56 May Road NARRAWEENA NSW 2099</p> <p>Lot 17 DP 801798 , 54 - 54 May Road NARRAWEENA NSW 2099</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

Environmental Health have been requested to consider the proposal for "Demolition works and construction of a Shop Top Housing Development with basement carparking". The Statement of Environmental Effects states *"The proposal involves the excavation and construction of a basement level for parking and services – across the majority of the site. This work will essentially remove the existing soil and bund the site along its boundaries. A Stage 1 Environmental Site Assessment is not submitted with the DA documentation as the site has a long and established history of non pollution creating uses."*

Based on the limited information Environmental Health are unsure of the level of contamination (if any). Conditions are to be imposed in relation to contamination

Recommendation

APPROVAL - 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 Certifying Authority.

Reason: To protect human health and the environment.

Contamination investigation

A preliminary phase 1 contamination report is to be submitted to the Certifying authority & Council after the demolition of the building and prior to any excavation works being completed.

All contamination report's are to be in accordance with is to be completed in accordance with "Guidelines for Consultants Reporting on Contaminated Sites" (NSW), "Contaminated Sites Sampling design Guidelines", EPA (NSW) & State Environmental Planning Policy No. 55 - Remediation of Land, and with any contaminated land planning guidelines under the Contaminated Land Management Act 1997.

The phase 1 contamination report is to outline the likelihood of contamination on-site based on the history of the site and provide a recommendation for if a detailed phase 2 contamination report is required.

If a phase 2 contamination report is required it is to determine the level and type of contamination onsite and provide a recommendation for if a remedial action plan is required.

If a remedial action plan is required it is to be implemented prior to any excavation works.

Reason: Protection of the environment, SEPP 55 compliance. (DACHPEDW6)

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

The requirements of any contamination management plan required by this consent are to be fully implemented from commencement of any excavation. If a contamination validation report is required it is to be submitted and to the satisfaction of Council and the Certifying authority prior to the issue of any interim / final occupation certificate.

Reason: Protection of the environment, SEPP 55 compliance.(DACHPFPOC6)