

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0717
Date:	13/07/2020
Responsible Officer	Renee Ezzy
Land to be developed (Address):	Lot 1 DP 1209581 , 357 - 373 Warringah Road FRENCHS FOREST NSW 2086

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

Proposal to demolish existing structures and construct a 5 storey Bunnings retail warehouse in a wholly commercial / industrial area.

Contamination investigation found a risk of hazardous materials requiring further investigation.

Environmental health is satisfied with the proposal and recommends conditions to identify and manage any hazardous building and fill materials on the site.

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

Preliminary intrusive investigation

If contaminating and/or hazardous materials (including asbestos-containing material) requiring remediation are found during the preliminary intrusive investigation, Remediation Action Plan (RAP) and validation procedures must be submitted to an accredited Certified Environmental Practitioner for

review and approval prior to remediation. The RAP and validation procedures must be complied with.

Reason: To ensure compliance with SEPP 55, Contaminated Land Guidelines, and protection of environment and human health.

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

Asbestos clearance certificate

Where asbestos has been removed from the site, submit to the Principal Certifying Authority an asbestos clearance certificate from an appropriately qualified and experienced person.

Reason: To ensure compliance with relevant regulations, protection of environment and human health.

Contamination - validation and site monitoring

Where applicable, a validation and site monitoring report, including a survey of all sites used for landfill disposal is to be prepared in accordance with relevant guidelines issued under the *Contaminated Land Management Act 1997*. The validation report must be reviewed and approved by an accredited Certified Environmental Practitioner and must be in accordance with the protocol outlined in the NSW EPA (1997) document entitled *Guidelines for Consultants Reporting on Contaminated Sites*, and state that the site is suitable for its proposed use.

Reason: To ensure compliance with SEPP 55, Contaminated Land Guidelines, and protection of environment and human health.