

Environmental Health Referral Response - contaminated lands

Application Number:	DA2021/1069
Date:	14/09/2021
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 142 DP 13760 , 172 A Hudson Parade CLAREVILLE NSW 2107

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

Environmental Health has reviewed the Remediation Action Plan, Asbestos Management Plan and Construction Management Plan - all by JK Environments dated 2 June 2021. Preliminary investigations determined that the site contains fill of unknown origin. Asbestos containing materials (ACM) were present both on the surface and within surface fill. One of the bore hole samples tested positive for TRHs. Whilst TRH levels were of little concern for the type of development proposed, the ACM poses a risk to public health and as such, requires remediation.

Environmental Health agrees with the preferred remediation method outlined in the RAP, which is to consolidate and cap the asbestos-contaminated soils onsite. An ongoing Long-term Environmental Management Plan (LTEMP) will then be required. The RAP states that an amount of contaminated fill may need to be removed during seawall repair works. This material is to be classified in accordance with NSW EPA guidelines for waste disposal and disposed of at an EPA licenced waste facility.

A Class A licenced contractor is to be engaged to conduct asbestos works at the site and clearance from a SafeWork NSW Licenced Asbestos Assessor will be required once removal of surface ACM is complete.

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.

Site Remediation Works/ Remediation Action Plan/ Asbestos Management Plan

All remediation and validation works are to be carried out in accordance with the 'Remediation Action Plan' Report No. E32115Brpt2-RAP-rev1 prepared by JKEnvironments dated 2 June 2021 and the 'Asbestos Management Plan' Report No. E32115Brpt3-AMP-rev1 prepared by JKEnvironments dated 2 June 2021.

Reason: To ensure compliance with relevant guidelines and legislation to protect the environment and public health.