

Environmental Health Referral Response - contaminated lands

Application Number:	DA2024/0460
Proposed Development:	Demolition works and construction of shoptop housing
Date:	28/05/2024
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 Gondola Road NORTH NARRABEEN NSW 2101

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

This application is seeking consent for a shop top housing development comprising 14 residential apartments and 2 x ground floor retail (commercial) tenancies including parking for 38 vehicles over 2 levels and rooftop communal space.

A Preliminary Site Investigation was conducted on 1-3 Gondola for land contamination however limited information was able to be assessed for number 3 Gondola given the hardstand and building currently on the property. As concluded by the PSI, further assessment of number 3 Gondola will need to be undertaken after demolition but prior to Construction. A suitable condition will be applied.

Environmental Health recommends 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Land Contamination Assessment

After demolition but prior to Construction Certificate, further assessment of potential land contamination is required at 3 Gondola Road, North Narrabeen. An assessment is to be developed in accordance with NSW EPA (2022) Sampling Design Guidelines and a risk-based assessment. Assessment shall address each of identified areas of concern (AOC) and associated contaminants of potential concern (COPC) identified in Table 6 of the PSI prepared by Martens, reference P2310036JR01V01 dated May 2024.

Recommendations provided in the final assessment are to be carried out and details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: Protection of the environment, SEPP (Resilience and Hazards) 2021 compliance.

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.

Off-site Disposal of Contaminated Soil - Chain of Custody

If required, '**Chain of Custody**' documentation shall be kept and submitted for the transport of material from the site at 1-3 Gondola Road, North Narrabeen to a licensed waste facility.

Details demonstrating compliance are to be submitted to the Principal Certifier and Council within seven (7) days of transport.

Reason: For protection of environment.