

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0389
Date:	12/05/2020
Responsible Officer	Tony Collier
Land to be developed (Address):	Lot 51 DP 703721 , 17 Anzac Avenue COLLAROY NSW 2097

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

Application to demolish existing structure and construct shop top housing. Existing structure has fire damage and been used for a number of commercial industrial purposes over the past decades. A concern for contaminated land is the impetus for the referral to environmental health.

Contaminated Land

A report provided by Envirotech concludes that the overall risk of contamination is low. However, a **Detailed Site Investigation** is recommended to be undertaken prior to excavation for any contaminated material that may be present beneath the existing concrete hard stands. Furthermore, any contaminated land/material must be dealt with via a Remedial Action Plan (RAP) and the site validated prior to use.

The recommendations and conclusions are agreed to because there is a lack of contaminated material on-site, but there may be underlying contaminants that need to be disposed of or re-used. Environmental Health do not object to the application subject to the following conditions.

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

Detailed Site Investigation, Remedial Action Plan and Validation.

Recommendations contained within the Contamination Report entitled "Preliminary Site Investigation" numbered REP 20-9609-A prepared by Envirotech Pty Ltd and dated 26/03/2020 are to be implemented.

Reason: Protect environment and human health, SEPP 55 requirements

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

Contamination Remediation, Validation and Site Audit Statement

Recommendations contained within the Contamination Report entitled "Preliminary Site Investigation" numbered REP 20-9609-A prepared by Envirotech Pty Ltd and dated 26 March 2020 are to be implemented.

Any Remediation Action Plan and validation documentation must be submitted to Council prior to occupation certificate being issued.

The Remedial Action Plan (RAP) is to be submitted to an accredited Certified Environmental Practitioner for review and approval prior to remediation works.

Subsequently, a validation and site monitoring report is to be prepared in accordance with relevant guidelines issued under the Contaminated Land Management Act 1997 and include a survey of all sites used for landfill disposal. 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.