

Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/2265
Proposed Development:	Demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.
Date:	23/01/2023
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 21 DP 881819 , 323 - 327 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

Environmental health has been requested to provide comment on contamination of the site. The proposal changes little in regards to the use of the site and does not propose excavation as part of the proposal.

Environmental health are in support of the proposal subject to conditions being imposed requiring a hazardous building materials survey prior to the release of the construction certificate.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Hazardous Building Materials Survey

A hazardous building materials survey is to be conducted by a suitably qualified and experienced person. The survey is to include a survey of hazardous building materials including but not limited to asbestos, lead, SMF and PCBs. Following the survey a Hazardous Building Materials Register is to be prepared for the premises providing recommendations for the safe management/removal of hazardous building material.

Reason: To protect human health.

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.

Onsite encapsulation of contaminated material

No onsite encapsulation of contaminated material is to occur without approval under a separate DA or modification submitted to Council.

Reason: To allow for a proper evaluation of any proposed encapsulation works and to ensure that any contaminated material is effectively capped and managed long term.

Compliance with Recommendations within Hazardous Building Materials Survey

Any recommendations within the Hazardous Building Materials Survey are to be followed during works.

Reason: To protect human health.

Off-site Disposal of Contaminated Soil - Chain of Custody

as per the recommendations in the detailed site investigation, A waste classification assessment must be carried out on any soil materials proposed for disposal offsite as per the NSW EPA Waste Classification Guidelines (2014). This assessment must be given to the certifier. All recommendations and requirements in the assessment must be followed.

‘Chain of Custody’ documentation shall be kept and submitted for the transport of the validated fill material from the site.

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

Reason: For protection of environment.