

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/1517
Date:	21/12/2020
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102

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 reviewed the Preliminary Site Investigation report dated 28 February 2020 prepared by NG Child & Associates reference CA/20/126-2701 and are satisfied with the conclusion that the underlying soils at the site are free of contamination. However asbestos has been identified in the existing dwellings and outbuildings - conditions apply

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 Material Survey and Demolition Management Plan must be prepared according to Australian Standard AS2601:2001, and notified to the Principal Certifying Authority prior to the issue of Construction Certificate. The survey is to be conducted by a suitably qualified and experienced person and include details of any hazardous materials such as asbestos, lead, SMF and PCBs. the Demolition Plan must include a Hazardous Building Materials Register and recommendations for the safe management and/or removal of hazardous building materials.

Reason: Protect human health and comply with relevant standards and legislation regarding the handling and management of hazardous building materials.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Requirement to Notify of 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.

Compliance with recommendations within the Hazardous Building Materials Register

Recommendations within the Hazardous Building Material Survey/Report are to be implemented from commencement of any excavation, demolition or development works until the issue of any interim / final occupation certificate.

Reason: To protect human health.

During Demolition and Building Work - Asbestos

All removal, repair or disturbance of or to asbestos materials must comply with the following:

- The Work Health and Safety Act 2011;
- The Work Health and Safety Regulation 2017;
- NSW SafeWork Code of Practice - How to Safely Remove Asbestos; and
- NSW SafeWork Code of Practice - How to Manage and Control Asbestos in the Workplace.

All asbestos waste must be disposed of at a lawful waste disposal facility that accepts asbestos waste. Upon completion of tipping operations the applicant must lodge to the Principal Certifying Authority, all receipts issued by the receiving tip as evidence of proper disposal.

Following the removal of asbestos containing materials an asbestos clearance certificate is to be issued by a suitably qualified and experienced professional such as an Occupational Hygienist or Licensed Asbestos Assessor before the recommencement of any work.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To protect human health.