

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0739
Date:	19/01/2021
Responsible Officer	Lashta Haidari
Land to be developed (Address):	<p>Lot 13 DP 801798 , 62 May Road NARRAWEENA NSW 2099</p> <p>Lot 14 DP 801798 , 60 May Road NARRAWEENA NSW 2099</p> <p>Lot 15 DP 801798 , 58 May Road NARRAWEENA NSW 2099</p> <p>Lot 16 DP 801798 , 56 - 56 May Road NARRAWEENA NSW 2099</p> <p>Lot 17 DP 801798 , 54 - 54 May Road NARRAWEENA NSW 2099</p>

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 have been requested to consider the proposal for "Demolition works and construction of a Shop Top Housing Development with basement carparking". The Statement of Environmental Effects states *"The proposal involves the excavation and construction of a basement level for parking and services – across the majority of the site. This work will essentially remove the existing soil and bund the site along its boundaries. A Stage 1 Environmental Site Assessment is not submitted with the DA documentation as the site has a long and established history of non pollution creating uses."*

Based on the limited information Environmental Health are unsure of the level of contamination (if any). Conditions are to be imposed in relation to contamination.

Amendment to above information dated 19 January 2021:

Since the original referral response was generated by Environmental Health, the applicant has supplied an report titled "Desktop Report Environmental Review" by Canopy Enterprises dated December 2020.

The report states that soil will be removed from the site and also takes into account the potential presence of asbestos containing materials.

As a result of this report, and given the known history of uses at the site, Environmental Health considers the proposal acceptable.

It is considered necessary to condition to the development to ensure future use of the site is protected from contamination.

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. 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 Certifying Authority.

Reason: To protect human health and the environment.

Compliance with Recommendations within Hazardous Building Materials Register

Recommendations within Hazardous Building Materials 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.

Off-site Disposal of Contaminated Soil - Chain of Custody

'Chain of Custody' documentation shall be kept and submitted for the transport of the validated fill material from the (*) site at (*), to the subject premises.

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

Reason: For protection of environment.

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

Screen Planting

The species within the planter box on the northern side of the first floor level terrace must be grown and

be maintained to a minimum height of 1m above the finished floor level of the terrace.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Interim / Final Occupation Certificate.

Reason: To protect the privacy of the adjoining properties.

Compliance with Recommendations within the Hazardous Building Materials Register

Prior to the issuing of any interim / final occupation certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that any recommendations within the Hazardous Building Materials Register have been implemented.

Reason: To protect human health. (DACHPFPOC6)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

No Plant on Roof

No air conditioning units or plant is to be located on roof tops.

Reason: To ensure the amenity of the neighbouring residents