

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1708
Proposed Development:	Demolition works and construction of a Recreation Facility (indoor) with signage
Date:	03/01/2024
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 2743 DP 752038 , 431 Pittwater Road NORTH MANLY NSW 2100

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 proposed gymnastics and multisport center at Manly Warringah Gymnastics Club. Excavation is proposed to accommodate the building footings as well as to construct the basement level car parking.

A Preliminary Site Investigation was conducted by GEOTESTA dated 9 October 2023. The recommendations provided in the report will be incorporated into conditions. Provided these recommendations are followed, the site can be made suitable for its proposed use. 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

Data Gap Contamination Investigation

A Data Gap Contamination Assessment post demolition of the existing structures/dwellings is to be undertaken by a suitably qualified person to address further potential areas of Environmental concern identified previously in the Preliminary Site Investigation prepared by GEOTESTA dated 9 October 2023 and to determine if any contamination hotspots exist within the footprint of the former sheds and dwellings.

This report is to be provided to the Principal Certifying Authority for review prior to Construction Certificate.

Reason: To ensure potential contamination is identified.

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

Compliance with Contamination Management

Prior to the issue of an Occupation Certificate, if applicable, any contamination identified within the Data Gap Contamination Assessment must be managed according to the report by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: Protection of the environment and effective management of potential contamination.