

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2020/1442
<b>Date:</b>	24/11/2020
<b>Responsible Officer</b>	Kelsey Wilkes
<b>Land to be developed (Address):</b>	Lot A DP 307103 , 2 Dee Why Parade DEE WHY NSW 2099

### 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 is for the demolition of a disused building and associated works at 2 Dee Why Parade, Dee Why.

The SEE advises the following:

*State Environmental Planning Policy No 55—Remediation of Land (SEPP 55) requires the consent authority to consider whether the land is suitable for the proposed use prior to issuing consent. The site is currently occupied by one detached building, which has formally been used as a chemist and shop top housing. It is noted however that there is not proposed change in land use as part of this application.*

*Douglas Partners Pty Ltd (DP) was engaged by Dee Why RSL Club to conduct a hazardous building materials (HBM) survey of 2 Dee Why Parade, Dee Why 2099 (the site).*

Applicant has provided the Hazardous Building Materials (HBM) Register prepared by Douglas Partners Pty Ltd, dated 28 August 2020 (reference: 99758.00.R.001.Rev0).

### 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**

#### 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 (HBM) Register**

Recommendations within Hazardous Building Materials (HBM) Register prepared by Douglas Partners Pty Ltd, dated 28 August 2020 (reference: 99758.00.R.001.Rev0) 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.

**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 Licenced 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.