

Environmental Health Referral Response - contaminated lands

Application Number:	DA2018/1654
Responsible Officer	Luke Perry
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

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

The site is not listed as a contaminated site.

Contamination is not expected with the exception of likely asbestos to be removed in the dwelling to be demolished and the removal of the AWTS

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Asbestos

- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Work Cover NSW. Before starting work, a work site-specific permit approving each asbestos project must be obtained from Work Cover NSW. A permit will not be granted without a current Work Cover licence.
- All removal, repair or disturbance of or to asbestos material must comply with the following:
- The Work Health and Safety Act 2011
- The Work Health and Safety Regulation 2011, and.
- How to Safely Remove Asbestos Code of Practice –published by WorkCover NSW.

The owner or occupier of the premises must consult an appropriately qualified professional registered with the Australian Institute of Occupational Hygienists to undertake an assessment of the site to determine the potential for contamination. The owner or occupier must develop a management plan and be issued with a Clearance Certificate before the commencement of any work.

Reason: To ensure the health of site workers and the public.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Removal of AWTS

The existing AWTS (All waste treatment system) is to be pumped out (by an authorised contractor) before demolition/removal .

Reason: To protect the environment and health (DACHPDPC5)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Imported Fill

Prior to the importation of any landfill material onto the site, a validation report prepared in accordance with the Department of Environment & Climate Change's guidelines the validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the fill being imported to the site.

Reason: To ensure that imported fill is of an acceptable standard. (DACHPE02)