

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2021/0179
<b>Date:</b>	16/03/2021
<b>Responsible Officer</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE NSW 2093

### 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 is a development application proposing the demolition of the existing site structures and the construction of a boarding house containing 39 boarding rooms and car parking for 7 vehicles accessed from Condamine Street.

A detailed site Investigation by Martens Consulting Engineers (January 2021) found:

#### Conclusions and Recommendations

With the exception of asbestos, all laboratory tested samples had analyte concentrations below SAC.

The asbestos SAC was exceeded due to material sample ACM01 containing Chrysotile and Amosite asbestos. Recent (2021) site inspection identified additional material fragments at the site surface which have been assumed to be ACM based on physical characteristics.

Due to asbestos SAC being exceeded, remedial advice is required for guidance of fill removal and certification. Following successful remedial implementation, we consider the site is suitable for the proposed residential development.

Prior to any soil material being removed from site, a formal waste classification assessment is required in accordance with NSW EPA Waste Classification Guidelines (2014).

If any works are to be undertaken on north west side of the creek, further investigation is required, including a programme of intrusive investigation and soil sampling.

### 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

**Prior to commencement - Classification of proposed excavated material to be provided to the Certifier**

As required by the assessment by Martens Engineering Consultants (Jan 2021) :

Prior to any soil material being removed from site, a formal waste classification assessment is required in accordance with NSW EPA Waste Classification Guidelines (2014).

If any works are to be undertaken on north west side of the creek, further investigation is required, including a programme of intrusive investigation and soil sampling.

Additionally a management plan being implemented under supervision of a suitably qualified person.

Reason: To correctly management any contaminants on the site including specifically asbestos

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Requirement to Notify about New Contamination Evidence**

Any new information revealed during demolition or excavation 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 the Contamination Management Plan during works and prior to Occupation Certificate**

The requirements of the Contamination Management Plan required by this consent are to be fully implemented from commencement of any excavation, demolition or development works until the issue of any interim / final occupation certificate.

A review shall be carried out following the removal of the existing slab( approx 100m2) to determine if contamination is located under this area and how it will be managed.

Reason: Protection of the environment, SEPP 55 compliance.