

Environmental Health Referral Response - contaminated lands

Application Number:	REV2021/0012
Date:	12/04/2021
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot B DP 85983 , 396 - 400 Sydney Road BALGOWLAH NSW 2093 Lot A DP 85983 , 402 Sydney Road BALGOWLAH 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

Application is for shop top housing development consisting of 12 residential apartments, 3 ground floor retail tenancies and basement parking.

A Clean-Up Notice under the Protection of the Environment Operations Act 1997 was previously issued by Council in September 2019 for the clean-up of asbestos contamination at 402 Sydney Road, BALGOWLAH NSW 2093 and the notice was subsequently complied with in September 2019.

Environmental Health have no objections subject to condition to notify Council if any contamination encountered during works.

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.