

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/1593
Date:	07/01/2021
Responsible Officer	Jordan Davies
Land to be developed (Address):	Part Lot 741 DP 752038 , 741 / 0 Alfred Street NARRAWEENA NSW 2099 Part Lot 741 DP 752038 , 741 / 0 Alfred Street NARRAWEENA 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

The SEE advises the following regarding contaminated land:

The subject land has been occupied by a school for a number of years and the Section 10.7 Planning Certificate PL2018/02768 states that there are no records of the land being contaminated.

Having regard to the existing use of the land, it is considered that a Phase 1 assessment is unnecessary and unreasonable to be submitted with this application. However, during site preparation works, including demolition, if contamination is found, work will cease and appropriate action taken to investigate remediation works.

Due to the potential age of the existing building and proposed partial demolition a hazardous building materials survey of the premises (asbestos, lead, SMF, PCBs) by suitably qualified and experienced persons will be required to ensure that the premises is safe with respect to hazardous materials during any proposed works and for occupants of the building.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Hazardous Building Materials Survey

A hazardous building materials survey of administration building (Block A) is to be conducted by a suitably qualified and experienced person. The survey is to include a survey of hazardous building materials including but not limited to asbestos, lead, SMF and PCBs. Following the survey a Hazardous Building Materials Register is to be prepared for the premises providing recommendations for the safe management/removal of hazardous building material.

Reason: To protect human health.

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 Register

Any recommendations within the Hazardous Building Materials Register are to be implemented during any proposed works.

Reason: : To protect human health.

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

Compliance with Recommendations within the Hazardous Building Materials Register

Prior to the issuing of any interim / final occupation certificate, documentation is to be submitted to the satisfaction of the Principal Certifying Authority that any recommendations within the Hazardous Building Materials Register have been implemented.

Reason: To protect human health.