Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/0971

Date:	20/09/2022
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 7379 DP 1164856 , 0 Sydney Road MANLY NSW 2095 Lot 2502 DP 1143032 , 0 Sydney Road MANLY NSW 2095

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

Proposal for the demolition of an existing childcare centre in Ivanhoe Park includes a hazardous building materials assessment report. It is known that the demolition will cause disturbance of asbestos containing materials and PCBs, thus the report provides recommendations on how to manage these hazardous materials to protect health and safety outcomes for workers and park users. We have no objections to the proposal providing the below conditions are implemented for the works.

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

Control of Hazardous Materials

At all times during demolition works, operators must implement the site-specific recommendations of the report “Destructive Hazardous Building Materials Assessment, Job No: 96631S”, dated July 2021 by Prensa Ptd Ltd.

Reason: to minimise the risk of exposure to environmental and health hazards identified in the hazardous building materials report.

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

Asbestos Clearance Certificate

Prior to occupation certificate being issued, an asbestos clearance certificate must be provided to the

Principal Certifier by an Occupational Hygienist.

Reason: to ensure the site is safe and suitable for use, SEPP (Resilience and Hazards) 2021 compliance.