

Environmental Health Referral Response - contaminated lands

Application Number:	Mod2024/0083
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	16/04/2024
Responsible Officer	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY 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

This application is seeking consent for modifications to approved development for a mixed use development comprising three commercial tenancies and 219 apartments over 2 basement levels, lot consolidation and subdivision.

Part of the modifications include an additional part basement level 3. A Detailed Site Investigation prepared by Geosyntec Consultants dated 4 May 2022, reference 21325 Final R1 DSI has been submitted as part of this application.

The reported conducted groundwater and soil sampling and determined the site is suitable for the proposed high-density residential land use, associated landscaping and bowling greens, noting that recommendations are undertaken.

Original conditions for land contamination under DA2022/0145 remain applicable and no additional conditions are required.

Environmental Health recommends approval.

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:

Nil.