

Environmental Health Referral Response - contaminated lands

Application Number:	DA2025/0022
Proposed Development:	Demolition works and construction of a five (5) storey residential flat building with basement parking and associated landscaping
Date:	05/02/2025
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 4518 , 101 North Steyne 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

The proposal is accompanied by a Preliminary Site Investigation report conducted by a specialist environmental consultancy company.

The report puts forward a number of conclusions and recommendations including the requirement for a Detailed Site Investigation (DSI) to undertaken.

Accordingly, Environmental Health does not support the proposal as consent cannot be granted in accordance with clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 until such time as a DSI is submitted and further information considered

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.