

Environmental Health Referral Response - contaminated lands

Application Number:	DA2024/1847
Proposed Development:	Subdivision of a proposed lot into nine (9) lots and construction of two (2) semi-detached dwellings and seven (7) dwellings across two attached housing buildings
Date:	21/01/2025
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102

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

Environmental Health has been requested to consider this proposal for "Subdivision of a proposed lot into nine (9) lots and construction of two (2) semi-detached dwellings and seven (7) dwellings across two attached housing buildings" in relation to the potential for contaminated lands.

In this response consideration has been given to the Statement of Environmental Effects, the report "Detailed Site Investigation & Remedial Action Plan" dated 14th March 2024 by Geotechnique Pty Ltd, and recent development consent numbered DA2024/0586 for "Demolition works and remediation of the site" granted by Council on 9th July 2024.

The granting of consent under DA2024/0586 placed a condition (condition number 37) on the development requiring adherence with the Remedial Action Plan, and the provision of a validation and site monitoring report and survey within one month of completion of the remediation work. Environment Health supports the proposal, though it is recommended that a "deferred commencement" condition be placed on the development this condition to be satisfied prior to commencement.

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:

DEFERRED COMMENCEMENT CONDITIONS

Final Certification - Compliance with Remedial Action Plan

Prior to the consent becoming operation, it must be demonstrated to the satisfaction of Council that compliance with the Remedial Action Plan as per condition 37 of Development Approval DA2024/0586 has been achieved.

Reason: To ensure the land is appropriately remediated prior to further works commencing.