



Dr John Roseth  
Sydney East Joint Regional Planning Panel Chair  
GPO Box 39  
SYDNEY NSW 2001

13/16399

Attn: Mr Stuart Withington

Dear Dr Roseth

**Planning Proposal 120-122 Mona Vale Road, Warriewood (PP\_2013\_PITTW\_004\_00)**

I am writing to advise the Sydney East Joint Regional Planning Panel that the conditions of the Gateway Determination for additional information have been satisfied.

As your aware, the Gateway Determination was subject to the following conditions being satisfied:

1. Prior to undertaking public exhibition, the planning proposal is to be amended as follows:
  - (a) introduce Standard Instrument zoning to the land use table, R2 Low Density Residential and E4 Environmental Living Zones;
  - (b) amend the Zoning Maps and Minimum Lot Size Map to reflect the Panel's advice dated 22 May 2013;
  - (c) amend provisions to include minimum lot size and Standard Instrument R2 and E4 Zones including permissible use;
  - (d) introduce definitions of land use terms applying to R2 and E4 Zones; and
  - (e) amend the planning proposal to reflect proposed amendment to the Pittwater Local Environmental Plan 1993 and the exhibited draft Pittwater Local Environmental Plan 2013;
2. Prior to undertaking public exhibition, the proponent is to provide the following:
  - (a) a map outlining the land subject to the planning proposal, a current land use zoning map, a proposed land use zoning map and a minimum lot size map in accordance with the Panel's advice dated 22 May 2013; and
  - (b) a preliminary investigation of contamination of the subject lands.

The proponent has provided the additional information in accordance with the Gateway Determination (refer to enclosed disc).

As clause 6 of *State Environmental Planning Proposal 55 Remediation of Land* applied to the subject lands, the proponent was requested to undertake a preliminary site investigation of contamination of the subject lands.

On 18 September 2013, a preliminary contamination assessment was undertaken of the subject lands. The findings of the assessment indicated the following areas of potential environmental concern:

- importation of uncontrolled fill;
- cut and fill operations on land (uncontrolled);

- potential for pesticides to have been sprayed or injected on or underneath sealed surfaces and within open market garden and stock areas;
- historical and current use of general chemicals;
- hydrocarbon leaks and spills from vehicles and farm plan machinery;
- potential burial of livestock carcasses and animal products;
- car park areas where leaks and spills from cars may have occurred; and
- hazardous materials within former or current building structures including farm sheds and glass houses.

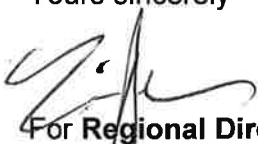
The following were considered low to moderate environmental concerns for the following reasons:

- fill material, if used, is likely to be of local origin sourced from the site;
- car parking and farm sheds contained some staining on the unsealed driveway surfaces within farm sheds and on the grassed areas. All these areas are located on clay geology and as such any potential contaminants would be restricted to the upper surface layers;
- chemicals, if used for market gardening and grazing activities, were located in a farm shed and they were not appropriately stored. Oil drums were noted on the unsealed surfaces of the site. Once again, these areas are located on a clay geology and as such any potential contaminants would be restricted to the upper surface layers; and
- asbestos and synthetic mineral fibres were not observed during the site visit. If present, it is considered likely that they would be in semi bonded form within the features and should be removed by a qualified asbestos contractor during demolition.

The preliminary site investigation recommends a detailed environmental site assessment is undertaken to confirm if contamination has occurred on site. It is also recommended that a hazardous materials assessment be undertaken to determine the nature of hazardous materials within the boundaries of the subject lands.

It is considered any further assessment of contamination on the subject lands should be addressed prior to the Sydney East Joint Regional Planning Panel making a recommendation to the Minister for finalisation of the planning proposal.

Yours sincerely



**For Regional Director  
Sydney Region East  
Planning Operations & Regional Delivery**