

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2025/0143
<b>Proposed Development:</b>	Demolition works and construction of shop top housing
<b>Date:</b>	20/02/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

### 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 applicant has provided information in relation to the potential for site contamination in the form of a Preliminary Site Investigation (PSI) prepared by a specialist consultant.

The PSI concludes (in part) that there was potential for contamination to exist on the site and provided a number of recommendations, one of which being that a Detailed Site (DSI) Investigation should be conducted.

A DSI has not been included with the proposal documentation.

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.