

Environmental Health Referral Response - contaminated lands

Application Number:	Mod2023/0474
Proposed Development:	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
Date:	08/09/2023
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

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 to modify development consent DA2020/1351 for demolition works and construction of shop-top housing at 1 Bilambee Lane, Bilgola Plateau.

The modification primarily includes the reduction of the proposed retail floor area and the removal of one basement parking level: deletion of condition number 17 and modification of Condition number 63 (Mechanical Plant).

The modifications proposed do not impact on contaminated lands therefore Council recommends approval provided the original contaminated land conditions are applied as per Land and Environment Court ruling.

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.