

Environmental Health Referral Response - contaminated lands

Application Number:	DA2020/0432
Date:	29/06/2020
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 1 DP 847020 , 9 - 11 Birdwood Avenue COLLAROY NSW 2097

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

Part 6.2 of the Statement of Environmental Effects relates to State Environmental Planning Policy 55 – Remediation of Land. The SoEE advises:

1. The likelihood of encountering contaminated soils on the subject site is extremely low considering the following:

- (a) Council's records indicate that the site has only been used for residential purposes.
- (b) The site and surrounding land are not currently zoned to allow for any uses or activities listed in table 1 of the Contaminated Land Planning Guidelines of SEPP 55.
- (c) The site does not constitute land declared to be an investigation area by a declaration of force of Division 2 of Part 3 of the Contaminated Land Management Act 1997.

2. Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development (Senior Living Development). Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of the development on the land.

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.