

Environmental Health Referral Response - contaminated lands

Application Number:	Mod2023/0567
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	03/01/2024
Responsible Officer	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

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 for modifications to DA2022/0145. The Statement of Environmental Effects has outlined the amendments seeking consent which include:

- Reduces Gross Floor Area by 631.5 square metres
- Reduces the total number of apartments from 219 to 218
- Reduces car parking spaces from 334 to 332 spaces
- Increases common open space from 2,219 square metres to 2,246.5 square metres
- Increases deep soil from 1,019 square metres to 1,034.6 square metres

Environmental Health recommends approval subject to conditions. The conditions provided under DA2022/0145 (TRIM ref 2023/085182) are to remain and be applied to this MOD.

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.