

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/0718
Proposed Development:	Renovation of eleven (11) of the existing golf course greens, construction of one (1) new green and removal of trees.
Date:	04/07/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	<p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 6 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p>

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 SEE states that Council previously advised the applicant:
Sediment and ground water on this site are highly likely to be contaminated with fertilisers, pesticides, herbicides and fungicides, yet the dewatering plan fails to acknowledge these contaminants. With consideration to these contaminants, along with historic fill and acid sulfate soils, Council requires contamination assessments in order to make a sound determination regarding excavation and dewatering projects on the site. Should the Golf Course wish to proceed to application stage in absence of contamination assessments, then an EPA accredited site auditor must be engaged to confirm the development will not pose an unacceptable risk of environmental harm.

Environmental Health has not found an appropriate contamination assessment report or appropriate response at this time to address this issue.

Therefore we cannot support the proposal at this time.

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.