

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2025/0077
<b>Proposed Development:</b>	Demolition works and construction of shop top housing including strata subdivision
<b>Date:</b>	04/02/2025
<b>Responsible Officer</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 1 DP 900061 , 28 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 100563 , 22 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 578401 , 20 Lawrence Street FRESHWATER NSW 2096 Lot 45 DP 974653 , 16 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 595422 , 10 Lawrence Street FRESHWATER NSW 2096

### 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 proposal is accompanied by a Preliminary Site Investigation report conducted by a specialist environmental consultancy company.

The report puts forward a number of conclusions and recommendations including the requirement for a Detailed Site Investigation (DSI) to undertaken.

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.