

Environmental Health Referral Response - contaminated lands

Application Number:	DA2025/0024
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Date:	22/01/2025
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 1 DP 34753 , 158 Pacific 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

Accompanying the proposal documentation is a Preliminary Site Investigation by an Environmental Consultancy.

The report identifies a number of possible risks from contamination as a result of historical uses at the site as well as neighbouring properties.

The report concludes that a Detailed Site Investigation (DSI) will be required to determine the suitability of the site for the proposed development.

Until such time as a DSI is undertaken and any subsequent Remedial Action Plan proposed (if required), the proposal is not supported.

Recommendation

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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.