

**BRIEFING DETAILS**

|                           |                                      |
|---------------------------|--------------------------------------|
| <b>BRIEFING/DATE/TIME</b> | 7 December 2021<br>9.30am to 10.00am |
| <b>LOCATION</b>           | Teleconference                       |

**BRIEFING MATTER**

PPSSNH-235 – Lane Cove - PAN-97293, 180 River Road, Lane Cove, Sports and Recreation Facility

**PANEL MEMBERS**

|                                 |   |
|---------------------------------|---|
| <b>IN ATTENDANCE</b>            | Peter Debnam (Chair)<br>Brian Kirk<br>Julie Savet Ward<br>Eugene Sarich<br>Vivienne Albin |
| <b>APOLOGIES</b>                | None  |
| <b>DECLARATIONS OF INTEREST</b> | None  |

**OTHER ATTENDEES**

|  |  |
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| <b>COUNCIL STAFF</b>                     | Rajiv Shankar<br>Henry Burnett<br>Mark Brisby          |
| <b>INDEPENDENT ASSESSMENT CONSULTANT</b> | Tim Shelley  |
| <b>OTHER</b>                             | Suzie Jattan and Stuart Withington – Panel Secretariat |

**KEY ISSUES DISCUSSED:**

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The Sydney North Planning Panel (Panel) notes:

A. Clause 7 of SEPP 55 states:

**7 Contamination and remediation to be considered in determining development application**

- (1) A consent authority must not consent to the carrying out of any development on land unless—
- it has considered whether the land is contaminated, and
  - if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

- B. The Douglas Partners Preliminary Site Investigation (Contamination) recommends that a Detailed Site Investigation (DSI) be carried out ‘to evaluate the potential contamination status of the site in areas of concern and assess the site’s suitability (from a contamination standpoint) for the proposed development’.

Additionally, ‘the DSI should provide recommendations on the need for any further targeted investigation(s) and/or site remediation (if deemed necessary).

The report also recommends that, as part of any excavation, a Waste Classification Investigation be undertaken and that a Hazardous Building Materials Survey (HAZMAT Survey) should be undertaken to identify hazardous materials in the existing buildings.

The Panel (as the consent authority for this application) is of the opinion that as the land is potentially contaminated a DSI and a HAZMAT Survey, as recommended by Douglas Partners, are required to evaluate the degree and extent of any contamination and to assess whether the site can be made suitable for the proposed use.

The Panel request that, should the DSI and HAZMAT Survey recommend site remediation is necessary, a Remediation Action Plan be developed and submitted to Council staff for endorsement prior to the application being reported to the Panel again.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR – February 2022**