

Environmental Health Referral Response - contaminated lands

Application Number:	DA2022/1807
Proposed Development:	Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility)
Date:	24/01/2023
Responsible Officer	Adam Susko
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER 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

SUPPORTED - subject to conditions being imposed

As per the previous comments provided by Environmental Health are imposing conditions around contamination during works and providing a deferred commencement condition requiring a Site Audit Statement from a NSW EPA accredited Site Auditor to certify the site as suitable for use under relevant provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021.

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:

DEFERRED COMMENCEMENT CONDITIONS

Site audit statement

A Site Audit Statement must be obtained from a NSW EPA accredited Site Auditor to certify the site as suitable for use under relevant provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Evidence required to satisfy these conditions must be submitted to Council within two (2) years of the date of this consent, or the consent will lapse in accordance with the Environmental Planning and Assessment Regulation. The applicants must complete two essential steps to request their consent become operational:

A. Submit a completed 'Deferred Commencement Document Review Form' (available on Council's website), include the relevant evidence and the application fee as per Council's Fees and Charges.

B. Submit a request for operational consent to Council via the NSW Planning Portal. This can be completed through accessing the relevant portal application ID and navigating to 'Request for Operational Consent' in the Actions dropdown menu.

Reason: Certification of potentially contaminated land as suitable for use under SEPP (Resilience and Hazards) 2021.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with any Voluntary Management Proposals and Remedial Action Plan issued for the site

All site works are to be in accordance with:

- Any current Voluntary Management Proposal approved by NSW EPA issued on the site as a whole as part of the development approval for DA2019/1346 and any associated modifications; and
- Any Remedial Action Plan required under DA2019/1346 and any associated modifications.

Reason: Effectively manage land contamination to prevent harm to health.