

## Environmental Health Referral Response - contaminated lands

<b>Application Number:</b>	DA2023/1107
<b>Proposed Development:</b>	Change of use and alterations and additions to Office C for the purpose of a child care centre and landscaping
<b>Date:</b>	17/10/2023
<b>Responsible Officer</b>	Nick Keeler
<b>Land to be developed (Address):</b>	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 General Comments

This application is seeking consent for demolition and construction at 4-8 Inman Road, Cromer. Internal alterations are proposed to include a childcare centre, minor earthworks, 20 car park spaces to the childcare centre within the basement.

Environmental Health have not been provided with evidence that the land is suitable for the proposed use (childcare centre). Land contamination is present at 4-8 Inman Road and no Site Audit Statement has been provided to demonstrate that the site can be made suitable for such a sensitive landuse.

Provide to Council a current Site Audit Statement from a NSW EPA approved Site Auditor to demonstrate the site can be made suitable for a childcare centre.

Environmental Health recommends refusal 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.