

Environmental Health Referral Response - contaminated lands

Application Number:	DA2023/1107
Proposed Development:	Change of use and alterations and additions to Office C for the purpose of a child care centre and landscaping
Date:	11/06/2024
Responsible Officer	Nick Keeler
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 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.

Site Audit Interim Advice has been provided by James Davis from Enviroview Pty Ptd, dated 4 April 2024. The interim advice states the following:

It is the Site Auditor's opinion that the assessments in relation to site contamination of the Heritage Building for the proposed use as a childcare centre have been appropriately conducted and that the findings of the assessment, are supporting by the investigations conducted. On this basis, the Heritage Building (Office C) is considered by the Site Auditor to be suitable for the proposed use as a childcare centre.

This site audit interim advice does not constitute a Site Audit Statement (SAS) , therefore Council will be requiring a SAS prior to commencement.

UPDATED REFERRAL COMMENTS

A Site Audit Statement completed by James Davis dated 21 May 2024 has concluded that the site is suitable for the following uses:

Daycare centre, preschool, primary school.

Environmental Health recommends approval without conditions.

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:

Nil.