

## 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>	08/05/2024
<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.

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.

Environmental Health recommends approval subject to 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:

#### **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

#### **Land Contamination - Site Audit Statement**

A suitably qualified NSW accredited site auditor is to be engaged to conduct a site audit in accordance with the *Contaminated Land Management Act 1997* and the *Guidelines for the NSW Site Auditor Scheme 2017*. The site auditor is to prepare a Site Audit Report and provide a Site Audit Statement

(SAS) summarizing the findings of the report. The SAS is to state the land is suitable for the proposed use with or without conditions.

A copy of the SAS is to be provided to Council for its records.

Reason: To ensure the land is suitable for the proposed sensitive land use