

Environmental Health Referral Response - contaminated lands

Application Number:	Mod2022/0452
Date:	04/10/2022
Responsible Officer	Anne-Marie Young
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

Proposed Modifications:

- Internal partitions to be removed
- Existing floor finish to be replaced
- Exterior fenestration
- Exterior walls to be repainted and skirting repaired

Demolition works

- Existing pump room to be demolished
- Existing ramp to be demolished
- Existing add-on windows to be demolished
- Existing door to be removed and reutilised
- Existing brick structure to be demolished
- Bathroom to be demolished
- Existing kitchen to be demolished
- Existing security office to be demolished
- Walls to be demolished to maintain 2.1m height
- Existing floor coverings to expose timber floors
- Concrete floor to be removed
- Carport roof to be removed
- Remove door retain for reuse
- Existing add on windows to be demolished
- Existing carport to be demolished

Basement

- MSB entry to be closed off and relocated
- New MSB entry
- New paving to suit required levels and finished
- New stairs to connect existing basement level with proposed driveway
- Replace existing heritage circular stair handrail
- New lightweight infill walls
- New accessible toilet
- New wall to match existing
- New electrical kiosk substations

First Floor

- Existing floor finishes to be removed and replaced
- New accessible toilets

Ground Floor Plan

- Existing floor finishes
 - Existing amenities to be updated
 - New external walls to replicate existing glass modulation
- Occupation and fitout of existing cottage for a Café
- New outdoor area
 - New timber stairs
 - New door location
 - Existing floor coverings to be removed to expose timber floors
 - Replace existing floor boards with CFC flooring 50mm FFL to allow for tile floor finish with falls
 - Timber slat screens in front of retaining wall
 - Low-rise, low-speed constant pressure wheelchair lift compliant with NCC glass panels lift shaft

Landscaping works

- Shrub, accent and ground cover planting
- Mulch
- Hardwood timber stakes securely in ground and avoid root ball
- Tree planting
- Turf

Environmental Health considers any additional site contamination issues to be negligible and supports the proposal 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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Site Contamination

Any excavation or other works that reveal site contamination material not already documented in the site contamination report shall be notified to the Principle Certifier and site auditor and arrangements made for the correct controls or rectification required to be made.

Reason: To manage any additional contaminated material discovered during works.