

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	Mod2023/0479
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2034 granted by the Land and Environment Court for demolition works and construction of a residential flat building
<b>Date:</b>	14/09/2023
<b>Responsible Officer</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

### Reasons for referral

This application seeks consent for one or more of the following:

- All development in class 1 land
- Any works below ground surface or will lower water table in area class 2 land
- Any works beyond 1 metre or lower water table by 1 metre in class 3 land
- Any works beyond 2 metres or lower water table by 2 metres in class 4 land
- Works on land below 10 metres AHD and within 500m of class 1, 2, 3 or 4 land which are likely to lower water table below 1 metre

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 modifications to DA2021/2034. The modifications requested through this application do not require assessment of acid sulfate soils. They include modifications/changes to consent conditions as well as Planter and deep soil reduced to accommodate relocation of mailbox for DDA compliance. This is an unavoidable modification which is required so as to ensure that equitable access is provided to the proposed mailboxes.

- Amendment to location of carpark lobby doors.
- OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report. This is an unavoidable modification required in order to ensure that compliance is achieved with the minimum OSD storage volume. Reference is made to the Arborists Report prepared by Jacksons Nature Works and dated 15/8/23 and which confirms that the modification will not impact upon the adjoining tree.
- Additional door added for compliance as alternate fire egress with NCC D2D6.
- Landscaping and planter replaced with terrace hardscape to accommodate OSD tank volume below.
- Wall of front terrace rationalised for buildability.
- Window opening reconfigured.
- Internal layout reconfigured and rationalised.
- Clarification of roof services previously not labelled including AC condensers, hot water units and mechanical vent exhausts. All roof top plant is to be concealed by a metal screen enclosure.
- PV panels added.

- Skylights deleted.
- Solid access hatch cover amended to glazed hatch.
- Amendments to the courtyard landscaping.

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.