

Environmental Health Referral Response - acid sulfate soils

Application Number:	Mod2024/0371
Proposed Development:	Modification of Development Consent DA2021/1805 granted for Demolition works and construction of a seniors housing development
Date:	16/07/2024
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot A DP 379308 , 4 Alexander Street COLLAROY NSW 2097

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

The Statement of Environmental Effects outlines the proposed development as modifications detailed within the accompanying access report, dated 6th June 2024, prepared by Jensen Hughes. The variations can be summarised as follows:

Clause 41(1), Schedule 3, Clause 16(c) - Kitchen design

Clause 41(1), Schedule 3, Clause 16(d) - Use of "D" pull cupboard handles

Clause 41(1), Schedule 3, Clause 7(3) - Doorway circulation

Environmental Health support the proposal as described above.

It is noted that the plans supplied with the proposal documentation do not appear to reflect the same date of issue as noted in the access report.

The plans supplied refer to proposed modification items numbered 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 as outlined in the plans yet not described in the Statement of Environmental Effects.

Recommendation

SUPPORTED - no 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.