

Environmental Health Referral Response - acid sulfate soils

Application Number:	Mod2023/0416
Proposed Development:	Modification of Development Consent DA2021/1805 granted by the Land and Environment Court for Demolition works and construction of a seniors housing development
Date:	14/08/2023
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

This application is seeking consent to modify the consent for the construction of a seniors housing development incorporating 5 x 3 bedroom in-fill self-care housing units and car parking for 9 vehicles on the subject site (DA2021/1805).

Modifications include an increase in overall building height, the provision of 2 plunge pools at the rear of the site and the removal of the flood gate from the driveway based on the findings of further flood modelling.

Environmental Health has considered the addition of the pool and reviewed Acid Sulfate Soils (ASS) and contaminated land. Through this modification, the new maximum bulk excavation depth is approximately 2.3m. The swimming pool added to the southern boundary has a maximum excavation depth of 0.6m.

The modifications do not alter the original ASS and Contaminated Land assessment by Environmental Health, therefore the original conditions apply under DA2021/1805.

Environmental Health recommends approval with no additional 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.