

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2025/0250
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	16/04/2025
<b>Responsible Officer</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 22 DP 271326 , 22 Raven Circuit WARRIEWOOD NSW 2102

### 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 development relates to land classified as class 3 acid sulphate soils. It is reasonable presumed that foundation work will be required for such elements as footings and the like as well as drainage, which will involving soil disturbance. No preliminary investigation into the presence of actual or potential acid sulphate soils has been undertaken Until such time as investigation into the potential presence if acid sulphate soils has been undertaken, the proposal is not supported.

The applicant should not that under clause 7.1 of the Pittwater Local Environmental Plan 2014, consent cannot be granted unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

### Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Investigations Conditions:**

Nil.