

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0570
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool, cabana and sport court
Date:	03/06/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 59 DP 14682 , 1005 Barrenjoey Road PALM BEACH NSW 2108 Lot 57 DP 14682 , 1007 Barrenjoey Road PALM BEACH NSW 2108 Lot 58 DP 14682 , 1007 Barrenjoey Road PALM BEACH NSW 2108

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 site is class 3 acid sulphate soils in accordance with the PLEP 2014.

The proposal includes excavation to a depth of 1.8 meters for the construction of the swimming pool.

A geotechnical report accompanying the proposal describes field sampling and testing.

The report concludes that neither acid sulphate soils, or potential acid sulphate soils are present.

Accordingly, Environmental Health supports the proposal with the recommendation of a condition of consent requiring notification should previous conclusions about acid sulphate soils change during the course of works.

Recommendation

APPROVAL - 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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Requirement to notify about new Acid Sulfate Soils evidence

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifier and a report be obtained from a suitably qualified person. Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.