

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/1304
Proposed Development:	Construction of dwelling houses on proposed lots 1 - 11
Date:	29/09/2025
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 Warriewood Road 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

An acid sulphate soils report supplied with proposal has determined:

"The six proposed development Lots (Lots 6 – 11) along the Warriewood Road site boundary are located in the lowest or Class 5 ASS risk area;

☐ The five proposed Lots (Lots 1 – 5) along the Lorikeet Grove site boundary are located in the second lowest or Class 4 ASS risk area, where acid sulphate soil conditions, if present, are typically present at least two metres below natural ground level; and

☐ Construction on Lots 1 – 5 is proposed on filled ground, above natural grounds level. On this basis, while a prudent and precautionary approach (as detailed in the Management Plan presented in Part 4) is appropriate, the risk of encountering acid sulphate soil issues during the development appears to be relatively low."

An acid sulphate soil management plan accompanies the proposal, which is supported by Environmental Health with a number of conditions of consent recommended.

Recommendation

APPROVAL - subject to 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

Acid Sulfate Soils

All excavation, construction and associated works must be conducted in accordance with the approved Acid Sulfate Soil Management Plan titled Acid Sulphate Soil Assessment & Management Plan: Residential Development Lots 1-11 43-45 & 49 Warriewood Road Warriewood NSW (Version 1; September 4th, 2025), dated 4 September 2025 ref. no. Warriewood Road – Acid Sulphate Soil Management Plan (Version 1) – 040925.docx

Reason: To ensure management of potential acid sulfate soils.

Off-site Disposal of Contaminated Material

Any contaminated material removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with Protection of the Environment Operations Act 1997 (NSW); and Environment Protection Authority's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

Copies of all test results and disposal dockets must be retained for at least 3 years and be made available to authorised Council officers on request.

Reason: To protect environment and public health.

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.

Site Contamination - Acid Sulfate Soils

All stockpiles of potentially contaminated soil must be stored in a secure area in a way that is not likely to cause pollution or be a public health risk.

All contaminated soil removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines.

Copies of all test results and disposal dockets must be retained by whom? for at least 3 years and be made available to authorised Council officers on request.

Note: The following Acts and Guidelines applied at the time of determination:

- i) Protection of the Environment Operations Act 1997;
- ii) Environment Protection Authority, Waste Classification Guidelines (2014);
- iii) Water Quality Australia, National Acid Sulfate Soils Guidance (2018); and
- iv) Acid Sulfate Soil Advisory Committee, Acid Sulfate Soil Manual (1998).

Reason: To protect environment and public health.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Acid Sulfate Soil Management Confirmation

Details demonstrating compliance with the approved Acid Sulfate Soil Management Plan titled Acid Sulphate Soil Assessment & Management Plan: Residential Development Lots 1-11 43-45 & 49 Warriewood Road Warriewood NSW (Version 1; September 4th, 2025), dated 4 September 2025 ref. no. Warriewood Road – Acid Sulphate Soil Management Plan (Version 1) – 040925.docx is to be submitted to the satisfaction of the principal certifier prior to the issue of the occupation certificate.

Reason: To ensure management of potential acid sulfate soils.