

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0047
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	20/02/2025
Responsible Officer	
Land to be developed (Address):	Lot 13 DP 226681 , 4 Kunari Place MONA VALE NSW 2103

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 proposed development is as follows:

- Alterations to existing interior walls
- Addition of a front single storey (with basement room beneath) extension
- Addition of carport at front of property
- Addition of swimming pool in front yard

The site is classified class 3 acid sulphate soils in accordance with the Pittwater LEP 2014.

The swimming pool requires excavation to a minimum of 1.8 meters thus having the potential to disturb acid sulphate soils.

The documentation submitted with the proposal does not contain any report of investigation into the presence of potential or actual acid sulphate soils.

Accordingly, as the risk of disturbing acid sulphate soils (and any required mitigation strategies) has not been adequately assessed, the proposal is not supported at this time.

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.