

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2024/0692
<b>Proposed Development:</b>	Construction of a swimming pool and associated landscape works
<b>Date:</b>	25/06/2024
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 260 DP 16719 , 46 Gondola Road NORTH NARRABEEN NSW 2101

### 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 for a swimming pool and associated landscape works at 46 Gondola Road, North Narrabeen.

The property is identified as class 3 and class 5 Acid Sulfate Soils (ASS). The proposed pool appears to be 1.76m at the deepest end. Excavation is likely to be approximately 2m deep.

The proposed pool is within the Class 3 Acid Sulfate Soils. The Acid Sulfate Soils Manual 1998 requires further assessment of ASS in Class 3 if,

*Works are beyond 1 metre below natural ground surface and works by which the watertable is likely to be lowered beyond 1 metre below natural ground surface.*

An ASS report for a property on the same street in 2022 for the construction of a swimming pool on Class 3 ASS revealed, no acid sulfate soils were identified, and an ASS Management Plan was not required.

Environmental Health recommends approval of this proposed development 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**

**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.