

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/0233
Date:	16/04/2021
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 7 DP 1448 , 353 Pittwater Road NORTH MANLY NSW 2100

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

Environmental Health has been requested to consider this proposal for "Construction of a dwelling house" in regard to the potential presence of Acid Sulfate Soils. The subject site is classifieds as class 4 and 5 Acid Sulphate Soils.

Class 4 refers to:

Works more than 2 metres below the natural ground surface.

Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.

Class 5 refers to:

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The Statement of Environmental Effects states "...The proposal is not considered to lower the water table by 1 or 2 meters and requires minimal excavation. Approximately 500mm deep excavation required for strip footings to support the suspended concrete slab. Screw piles will be used to prevent aeration of the soil or reaction in the acid sulfate soils."

Details of excavation have been provided and do not trigger requirements of an acid sulphate management plan. A condition has been provided relating to unexpected finds.

Environmental Health recommend approval subject to conditions being imposed.

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

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 Certifying Authority prior to further commencement.

Reason: To protect the environment and private & public infrastructure.