

Environmental Health Referral Response - acid sulfate soils

Application Number:	Mod2024/0296
Proposed Development:	Modification of Development Consent DA2023/1438 granted for Demolition works and construction of a dwelling house
Date:	24/07/2024
Responsible Officer	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 121939 , 1130 Pittwater Road COLLAROY NSW 2097

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 modifications to DA2023/1438. The modification works proposed that trigger an assessment by Environmental Health include the modification to the cellar foot print to include a sauna area. The underfloor area will increase from approximately 2.4m in depth to approximately 3meters.

The property is zoned Class 4 Acid Sulfate Soils. The Acid Sulfate Soils Manual 1998 requires investigation into the presence of potential or actual acid sulfate soils if *works beyond 2 metres below natural ground surface and works by which the watertable is likely to be lowered beyond 2 metres below natural ground surface.*

Environmental Health requires an assessment into the potential presence of Acid Sulfate Soils onsite by a suitably qualified person before a decision on acid sulfate soils can be determined.

Environmental Health recommends refusal at this time until further information is received.

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.