

Environmental Health Referral Response - acid sulfate soils

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| Application Number: | DA2020/1247 |
| Date: | 04/11/2020 |
| Responsible Officer | Gareth David |
| Land to be developed (Address): | Lot 100 DP 628909 , 940 Pittwater Road DEE WHY NSW 2099 |

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

Application is for Underground Petroleum Storage System (UPSS) replacement at 940 Pittwater Road in Dee Why, NSW 2099.

Works will include removal of six (6) existing underground storage tanks (USTs) and their associated fuel and vent line, the installation of three (3) new USTs and associated fuel lines, removal and relocation of the LPG dispenser, soil excavation testing and re-establishment of surfaces.

Applicant has provided a Remediation Action Plan (RAP) for the UPSS Replacement prepared by WSP Australia Pty Ltd, Dated 22 January 2020 (reference: PS107718-Dee Why-CLM-REP-RevB Final.docx).

The RAP advises the following regarding Acid Sulphate Soils:

A review of the Commonwealth Scientific and Industrial Research Organisation (CSIRO) Australian Soil Resource Information System (ASRIS) database (<http://www.asris.csiro.au/mapping/viewer.htm>) and NSW Government Sharing and Enabling Environmental Data (SEED) (geo.seed.nsw.gov.au/Public_Viewers) conducted on 2 December 2019 showed that the site is located within an area where there is an extremely low probability of the occurrence of acid sulfate soils. The site is listed as Class 5 in the Warringah Local Environmental Plan 2011, and is directly adjacent to Class 3 listed land. However, as the UPSS replacement program is not anticipated to include a lowering of the groundwater table, and with groundwater standing water levels at 5 m below surface, an acid sulfate soils management plan is not considered to be required for the works.

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 works, that has the potential to alter previous conclusions about Acid Sulfate Soils, must be immediately notified to the Council and the Principal Certifying Authority prior to further commencement.

Reason: Protection of the environment.