

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2024/0460
<b>Proposed Development:</b>	Demolition works and construction of shoptop housing
<b>Date:</b>	17/05/2024
<b>Responsible Officer</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 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 shop top housing development comprising 14 residential apartments and 2 x ground floor retail (commercial) tenancies including parking for 38 vehicles over 2 levels and rooftop communal space.

No actual Acid Sulfate Soils were detected in two reports conducted, one in 2022 and the other in 2024. Based on the findings of both reports, Natural site soils from approximately 1.2 mbgl to 5.50 mbgl are consider to contain Potential Acid Sulfate Soil. An Acid Sulfate Soils Management Plan was prepared by Martens and Associates dated April 2024, reference P2310036JR04V01.

Environmental Health recommends 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**

### **Acid Sulfate Soils**

All excavation, construction and associated works must be conducted in accordance with the approved Acid Sulfate Soil Management Plan titled Acid Sulfate Soils Management Plan prepared by Martens & Associates, dated April 2024, reference P2310036JR04V01.

Reason: To ensure management of potential acid sulfate soils.

### **Site Contamination - Acid Sulfate Soils**

All stockpiles of potentially contaminated soil must be stored in a secure area in a way that is not likely to cause pollution or be a public health risk.

All contaminated soil removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines.

Copies of all test results and disposal dockets must be retained by whom? for at least 3 years and be made available to authorised Council officers on request.

Note: The following Acts and Guidelines applied at the time of determination:

- i) Protection of the Environment Operations Act 1997;
- ii) Environment Protection Authority, Waste Classification Guidelines (2014);
- iii) Water Quality Australia, National Acid Sulfate Soils Guidance (2018); and
- iv) Acid Sulfate Soil Advisory Committee, Acid Sulfate Soil Manual (1998).

Reason: To protect environment and public health.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Acid Sulfate Soil Management Confirmation**

Details demonstrating compliance with the approved Acid Sulfate Soil Management Plan titled Acid Sulfate Soils Management Plan prepared by Martens & Associates, dated April 2024, reference P2310036JR04V01 is to be submitted to the satisfaction of the principle certifier prior to the issue of the occupation certificate.

Reason: To ensure management of potential acid sulfate soils.