

Environmental Health Referral Response - acid sulfate soils

| | |
|--|--|
| Application Number: | DA2021/2600 |
| Date: | 19/04/2022 |
| Responsible Officer | Lashta Haidari |
| Land to be developed (Address): | Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 |

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

An updated Acid Sulfate Soil (ASS) assessment report was provided by the applicant. Review of this document revealed some limitations to the conclusion that "Physical observations and laboratory test results indicate that there are no actual acid sulphate soils (AASS) present at the site".

It was found that:

- "It is possible that acid sulphate soils may be encountered in excavation deeper than 2.0 metres in this area."
- 2.0 m was the limit of investigations
- Master Plans show that excavations are likely to exceed 3 m below ground level
- Analysis shows that acidity of soils is increasing in strength proportionally with increased depth of investigation.

In summary, we recommend that precautionary measures are implemented during works, in accordance with ASSMAC guideline and the ASS report findings.

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 Soil Management

All demolition, excavation and building works must be in accordance with Section 6 of "Preliminary Acid Sulfate Soil Assessment" report 280220 by NG Child & Associates.

Reason: to minimise the environmental and health hazards associated with Acid Sulfate Soils.