

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0032
Proposed Development:	Alterations and additions to a registered club (Pittwater RSL Club) including business identification signage
Date:	29/01/2025
Responsible Officer	
Land to be developed (Address):	Lot 52 DP 1237461 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

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

In respect of the potential presence of acid sulphate soils, a specialist report supplied with the proposal documentation notes:

"The proposed development works will include:

- excavations for the lift pit and lift foundations; and
- excavations for the carpark pavement works."

The conclusion has been made that:

- The potential for ASS to be present at the site, that may be disturbed by the proposed redevelopment works, is negligible;
- The proposed development works, in the context of Clause 7.1 of the Pittwater Local Environmental Plan 2014:

owill not be carried out on land that is within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum (AHD); and
owill not result in the water table being lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land."

Environmental concurs with this opinion and supports the proposal with an appropriate condition of

consent.

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 Certifier and a report be obtained from a suitably qualified person. Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.