

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/1708
Proposed Development:	Demolition works and construction of a Recreation Facility (indoor) with signage
Date:	03/01/2024
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 2743 DP 752038 , 431 Pittwater Road NORTH MANLY NSW 2100

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

Environmental Health have been requested to consider this proposal for " Demolition works and construction of a Recreation Facility (indoor) with signage in relation to the presence of acid sulfate soils.

The land that is the subject of this proposal is identified as class 2 and 5 acid sulfate soils in accordance with the provisions of the Warringah Local Environmental Plan 2011.

In reviewing the plans and Statement of Environmental Effects and geotechnical report (with associated borehole testing) supplied with proposal, it is reported no acid sulfate soils appear to be present on site.

Accordingly, Environmental Health supports the proposal and recommends a standard condition of consent requiring appropriate management of any acid sulfate soils to be undertaken to the satisfaction of the Principal Certifier, should they be encountered during associated works such as piers, footings or other foundational works..

Recommendation

SUPPORTED- 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.