

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/2524
Date:	23/12/2021
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 17 DP 17768 , 73 Wimbledon Avenue 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

A review of the property in relation to Acid Sulphate Soils show the property is zoned as Class 3. Narrabeen Lagoon and at the fringe of the property boundary is Acid Sulphate Soils (ASS) Class 1.

The inground swimming pool is proposed to be installed at the back of the property within Class 3 ASS however very close to Class 1 ASS. As works are near an area mapped as having a risk of acid sulphate soils being present, Council needs to ascertain that acid sulphate soils are not likely to be present within the proposed excavation area. There may be local variability in the ASS mapping within Class 3 (lower risk of ASS being present) however there may be deposits of highly sulfidic material present. Therefore Council requires a Preliminary Soil Assessment is undertaken to confirm if acid sulphate soils are present within the proposed excavation area and whether an Acid Sulphate Soils Management Plan is required. The Preliminary Soil Assessment must be undertaken in accordance with the Acid Sulphate Soils Assessment Guidelines 1998. The report is to be submitted to Councils Environmental Health Team for assessment.

Recommendation

RECOMMEND REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.