

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0137
Proposed Development:	Demolition works and construction of a boat shed and skid ramp
Date:	29/02/2024
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 72 DP 558694 , 22 Bona Crescent MORNING BAY NSW 2105 Lot LIC 344162 , 22 Bona Crescent MORNING BAY NSW 2105

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 boat shed and skid ramp.

The property lies within potential Class 5 Acid Sulfate Soils.

An Acid Sulfate Soils assessment (without sampling) has been undertaken. There is to be minimal excavation onsite.

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

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.