

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/1348
Proposed Development:	Alterations and additions to a dwelling house
Date:	01/11/2024
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 6 DP 111254 , 1142 Pittwater Road COLLAROY NSW 2097

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

The statement of environmental effects accompanying the proposal lists the site as class t5 acid sulphate soils whereas Council records lists the site as classes 4 and 5 acid sulphate soils.

The proposed works as outlined in the statement of environmental effects and associated plan set do not appear to describe any works that would require investigation into the presence of potential or actual acid sulphate soils as per section 6.1 of the Warringah LEP 2011.

Accordingly, the proposal is supported with a recommendation to place a consent condition requiring notification should new evidence present during works as the potential to disturb acid sulphate soils

Recommendation

APPROVAL - subject to conditions

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:

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.