

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2020/1756
<b>Date:</b>	29/01/2021
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

### 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 has been requested to consider this proposal for "Demolition works and construction of a mixed use development (Shop Top Housing)" in relation to the potential presence of acid sulphate soils.

The Acid Sulfate Soils Risk Map (Pittwater Local Environmental Plan 2014) indicates that the site is within land mapped as Class 3 and Class 4 acid sulphate soils which are represented as follows:

#### Class 3

Works more than 1 metre below the natural ground surface.

Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.

#### Class 4

Works more than 2 metres below the natural ground surface.

Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.

The plans supplied with the proposal indicate the requirement for significant excavation of soil and rock beyond the levels described above, to enable the construction of two basement levels.

A report (Preliminary Geotechnical Assessment ref 5622-G1 Rev 1 dated 11 December 2020 by assetgeoenviro) supplied with the proposal documentation states that certain Geomorphic Criteria are met for the subject site, indicating that acid sulphate soils are likely to be present.

These criteria are described as:

- Sediments of recent geological age (Holocene)
- Marine or estuarine sediments and tidal lakes
- In coastal wetlands or back swamp areas; waterlogged or scalded areas; interdunal swales or coastal sand dunes (if deep excavation or drainage is proposed)

The report further recommends "Further sampling and testing are recommended to verify presence of potential and/or actual acid sulfate soils".

Accordingly, the proposal is supported, subject to appropriate conditions being imposed on the development.

### **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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### **Acid Sulfate Soils Management Plan (ASSMP)**

An Acid Sulfate Soils Management Plan (ASSMP) is to be prepared by suitably qualified and experienced persons to manage the potential disturbance of Potential Acid Sulfate Soils (PASS) during works.

The Acid Sulfate Soils Management Plan (ASSMP) is to be submitted to the satisfaction of the Principal Certifying Authority.

Reason: To ensure management of potential acid sulfate soils.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Acid Sulphate Soils**

All excavation, construction and associated works must be conducted in accordance with the approved Acid Sulfate Soils Management Plan.

Reason: To ensure management of potential acid sulfate soils.