

Environmental Health Referral Response - acid sulfate soils

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| Application Number: | DA2025/0464 |
| Proposed Development: | Demolition works and construction of a dwelling house |
| Date: | 15/05/2025 |
| Responsible Officer | Thomas Burns |
| Land to be developed (Address): | Lot 1 DP 947441 , 29 Emerald Street 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

The subject site is class 3 acid sulphate soils. Due to the attributes of the land (flood area) the dwelling is to be constructed in such as way that it is unlikely that the construction will result in works more than 1 metre below the natural ground surface or works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.

Accordingly, the proposal is supported with a condition requiring notification should evidence of acid sulphate soils become apparent during the course of works.

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 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.