

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0698
Proposed Development:	Construction of a swimming pool and associated works
Date:	12/06/2024
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 8 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108 Lot 10 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108 Lot 9 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108

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 alterations and additions to 1A Iluka Road, Palm Beach. The alterations involve the construction of a swimming pool and deck area to the rear of the existing dwelling. The SEE states: *The pool will be excavated 1.5m deep from the ground surface.*

According to the Pittwater Local Environmental Plan 2014, the property has been classed as Class 3 Acid Sulfate Soils (ASS). The ASS Manual 1998 states further assessment of ASS is required if *works beyond 1 metre below natural ground surface and the works by which the watertable is likely to be lowered beyond 1 metre below natural ground surface.*

No investigation into the potential presence of Acid Sulfate Soils has been undertaken on this property despite proposed excavation below 1 meter.

The presence of Acid Sulfate Soils was found less than 70m away at another property and it required an Acid Sulfate Soils Management Plan to have a pool installed. This applicant is to have the presence of actual or potential Acid Sulfate Soils investigated at 1027 Barrenjoey Road, Palm Beach as per the Acid Sulfate Soils Manual 1998 and an Acid Sulfate Soils Management Plan prepared (if required as per the initial investigation) and submitted with the DA for further assessment.

Environmental Health recommends refusal at this time.

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.