

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2020/0197
Date:	29/04/2020
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 100 DP 628909 , 940 Pittwater Road DEE WHY NSW 2099

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 area of proposed works has been identified as Class 5 Acid Sulfate Soils. The Environmental Health Team has considered the information provided in the Statement of Environmental Effects in relation to potential Acid Sulphate Soils. The information provided is as follows: "The proposed UPSS replacement is not anticipated to include a lowering of the groundwater table, and with groundwater standing water levels at 5 m below surface, an acid sulfate soils management plan is not considered to be required for the works." Given the above, it is appropriate to condition the development appropriately should demolition and/or excavation provided information that alters this assessment.

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 works, that has the potential to alter previous conclusions about Acid Sulfate Soils, must be immediately notified to the Council and the Principal Certifying Authority prior to further commencement.

Reason: Protection of the environment.