

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2019/0274
Responsible Officer	Daniel Milliken
Land to be developed (Address):	Lot A DP 403392 , 80 Prince Alfred Parade NEWPORT NSW 2106 Lot 11 DP 13457 , 80 Prince Alfred Parade 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

This site is classified as Acid Sulfate Class 1 and 5

The SEE does not address this issue at all.

It is noted

"Two excavations to a maximum depth of ~1.2m will be required for the proposed garage and cellar. Both excavations are expected to be through a shallow topsoil over firm to stiff sandy clays with extremely low strength shale expected at the base of the excavations. It is envisaged the excavations through soil, sandy clay and extremely low strength shale can be carried out with a bucket and excavator or hand tools and rock hammers will not be required."

Additionally the swimming pool located in the class 1 area is being replaced.

Rather than refuse the application a condition can be added in this regard.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION

CERTIFICATE

Acid Sulfate Soil

Prior to commencement unless an acid sulfate report provides evidence to the contrary :
All excavation, construction and associated works below the ground surface must be conducted in accordance with an Acid Sulfate Soil Management Plan prepared by an appropriately qualified person, which is to be submitted to the certifier as the site is in **zoned Category Class 1 and Class 5 Acid Sulfate Soils**.

Reason: To ensure management of potential acid Sulfate soils.

Erosion and Sediment Control Plan

Where construction or excavation activity requires the disturbance of the soil surface and existing vegetation, details including drawings and specifications must be submitted to Council/Accredited Certifier, which provide adequate measures for erosion and sediment control. The Sediment Control Plan must incorporate and disclose:

- 1) all details of drainage to protect and drain the site during the construction processes,
- 2) all sediment control devices, barriers and the like.

Details showing these design requirements have been met must be submitted and approved by the Council/Accredited Certifier prior to issuing of the Construction Certificate.

Reason: To protect the environment from the effects of sedimentation and erosion