

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0429
Proposed Development:	Demolition of the existing dwelling and construction of a residential flat building
Date:	30/04/2025
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 1 DP 527842 , 3 Lauderdale Avenue FAIRLIGHT NSW 2094

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 1:25,000 Acid Sulfate Soil Risk Map (1994-1998, NSW Department of Environment and Climate Change) indicates that the site is located within an area not known to contain acid sulfate soils. The mapping indicates the presence of a high-risk zone (HEM) downslope of the site within Sydney Harbour sediment. This material is at a much lower elevation than the site, about 40 m south of the site boundary and is highly unlikely to be present within the site.

Recommendation

APPROVAL - no 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:

Nil.