

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2025/0074
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	12/05/2025
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 20 DP 271326 , 20 Raven Circuit WARRIEWOOD NSW 2102

### 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 development relates to land classified as class 3 acid sulphate soils. It is reasonable presumed that foundation work will be required for such elements as footings and thee like as well as drainage, which ill involving soil disturbance. No preliminary investigation into the presence of actual or potential acid sulphate soils has been undertaken

Until such time as investigation into the potential presence if acid sulphate soils has been undertaken, the proposal is not supported

#### 12/05/2025 - Amended Comments

The applicant has provided amended information in the form of an Acid Sulphate Soils Assessment Report report which references field sampling and testing for the presence of acid sulphate soils.

The report concludes that an acid sulphate soils management plan is not required.

The proposal is supported with a recommended condition to notify 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.