

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2022/1155
Date:	12/08/2022
Responsible Officer	Michael French
Land to be developed (Address):	Lot 102 DP 803977 , 167 Riverview Road AVALON BEACH NSW 2107

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

Environmental Health have reviewed the proposed modification against its probability to encounter Acid Sulfate soils and whether control are required.

The geotechnical report by Crozier advises an investigation has taken place which advises limited excavation is taking place Environmental Health are satisfied that a site specific acid sulfate management plan is not required however a precautionary condition will be applied for unexpected finds. As such the proposal is supported subject to a condition being imposed.

Recommendation

Supported -subject to condition

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 Certifying Authority prior to further commencement.

Reason: Protection of the environment.