

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0177
Proposed Development:	Demolition and construction of boat skid/ramp
Date:	09/07/2024
Responsible Officer	Simon Ferguson Tuor
Land to be developed (Address):	Lot 9 DP 17704 , 24 Cabarita Road AVALON BEACH NSW 2107 Lot LIC 631604 , 24 Cabarita 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

A report completed in 2022 for a property on Riverview Road on the other side of the Pittwater which was excavating into the Pittwater for a ramp states ' The ground materials underlying the site do not generate acid sulfate or potential acid sulfate conditions and so a preliminary acid sulfate assessment is not required.'

Environmental Health are of the opinion that the presence of actual or potential Acid Sulfate Soils in this area is low. Environmental Health recommends 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.