

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/1369
Proposed Development:	Alterations and additions to a dwelling house
Date:	10/10/2023
Responsible Officer	Simon Ferguson Tuor
Land to be developed (Address):	Lot 8 DP 17191 , 863 Barrenjoey Road PALM BEACH NSW 2108

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 application is seeking consent to construct alterations and additions to the existing residence.

- new back verandah
- remove internal walls
- construct a new addition to the front for a new bedroom and larger garage
- alter internal layout
- rebuild the deck
- new first floor of 3 bedrooms, ensuite, walk in robe and a bathroom
- balconies to the front and rear

The dwelling is located on Class 2 and Class 5 Acid Sulfate Soils. The proposed works do not seek to excavate more than 1m, other than for footing and or foundations, no issues are anticipated as a result of the disturbance.

The acid sulfate soils manual requires further investigation of acid sulfate soils in Class 2 if *Works below natural ground surface and Works by which the watertable is likely to be lowered*.

An Acid Sulfate Soils report was provided with a DA for a neighboring property which identified no acid sulfate soils present in the ground. Council can be satisfied given the close proximity to this dwelling that acid sulfate soils will not be an issue for this proposal.

Environmental Health recommends approval

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.