

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0011
Proposed Development:	Alterations and additions to a dwelling house
Date:	30/01/2024
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 7 DP 347397 , 138 Lagoon Street NARRABEEN NSW 2101

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 for alterations and additions to an existing dwelling. part of the additions include *retaining walls on the eastern side with steps up to the dwelling. Existing floor levels are to be maintained, with the eastern addition having a proposed floor level of 7.6m AHD.*

The property is mapped Class 4 Acid Sulfate Soils. The works proposed do not trigger an assessment for acid sulfate soils and therefore no further consideration is required. Works are not likely to lower the water table or go beyond 2 meters below natural ground surface.

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.