

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/0614
Proposed Development:	Demolition works and construction of a car showroom
Date:	14/06/2023
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

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

JKEnvironments Pty Ltd 31 Jan 2023 advises:

Acid Sulfate Soil Risk Map

A review of the acid sulfate soils (ASS) risk maps prepared by Department of Land and Water Conservation

(1997)5 indicates that the site is located in an area classed as 'high probability' of ASS occurrence between

1m-3m below the ground surface

and

JKE note that the assessment was undertaken for waste classification purposes and was not designed to meet

all aspects of the ASS assessment guidelines. Further assessment of ASS may be required to satisfy regulatory requirements for the proposed development.

On this basis Environmental Health supports the proposal 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION

CERTIFICATE

Acid Sulfate Soils Assessment and Management

An Acid Sulfate Soils assessment and Management Plan is to be prepared by a suitably qualified geotechnical engineer and in accordance with the Acid Sulfate Soils Manual (ASSMAC, 1998) and submitted to the Certifier for review. All recommendations and requirements are to be complied with at all times during works. Details being supplied to the Certifying Authority before works proceed.

Reason: To ensure Acid Sulfate is assessed and managed.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Site Contamination - Acid Sulfate Soils

All stockpiles of potentially contaminated soil must be stored in a secure area in a way that is not likely to cause pollution or be a public health risk.

All contaminated soil removed from the site must be disposed of at a waste facility that can lawfully receive that waste and must be done in accordance with all relevant Acts, Regulations and Guidelines.

Copies of all test results and disposal dockets must be retained by whom? for at least 3 years and be made available to authorised Council officers on request.

Note: The following Acts and Guidelines applied at the time of determination:

- i) Protection of the Environment Operations Act 1997;
- ii) Environment Protection Authority, Waste Classification Guidelines (2014);
- iii) Water Quality Australia, National Acid Sulfate Soils Guidance (2018); and
- iv) Acid Sulfate Soil Advisory Committee, Acid Sulfate Soil Manual (1998).

Reason: To protect environment and public health.