

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2019/1390
Date:	17/03/2020
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 1 DP 1191316 , 137 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

Environmental Health has reviewed the development application for 137 Riverview Road CLAREVILLE, which proposes construction of the following:

- New jetty, ramp, pontoon and associated foundations and piles.
- New timber skid ramp and foundations to replace existing slip rails.

The Statement of Environmental Effects (SEE) by Stephen Crosby & Associates Pty. Ltd, dated 1 December 2019, fails to consider Acid Sulfate Soil (ASS) despite the proposed development being located in a Class 1 ASS area. Environmental Health acknowledges that no dredging or removal of existing piles is proposed, however the Marine Habitat Survey by Waterfront Surveys Australia, dated 18 April 2019, states that the installation of jetty and pontoon piles will "create a short-term increase in turbidity". Sediment will therefore be exposed to dissolved (and potentially atmospheric) oxygen. Due to the development location being a shallow, intertidal zone with substantial seagrass coverage, (Class 1 ASS), ASS should be considered.

Construction materials should be of a suitable material to withstand degradation due to acid sulfate soils.

It should also be noted that the SEE and the marine habitat survey report fail to consider the methodology by which the piles will be delivered and installed, i.e. potential seagrass damage and ASS disturbance by equipment used to deliver and install the piles.

Environmental Health recommends approval with conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the
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Responsible Officer.

Recommended Environmental Investigations Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Acid Sulphate Soils

If works involve the disturbance of more than one tonne of sediment in total, works are to immediately cease until the results of a preliminary Acid Sulfate Soils assessment; completed in accordance with the Acid Sulfate Soils Manual (ASSMAC, 1998), are submitted to Council in writing. Positive identification of Acid Sulfate Soil in the preliminary assessment will require development of an Acid Sulfate Management Plan as per Pittwater Local Environment Plan 2014, which must be approved by Council prior to recommencement of works.

Reason: Protection of the environment