

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/0718
Proposed Development:	Renovation of eleven (11) of the existing golf course greens, construction of one (1) new green and removal of trees.
Date:	27/06/2023
Responsible Officer	Nick Keeler
Land to be developed (Address):	<p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 6 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p>

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

Acid Sulfate Soil Assessment Summary (Martens & Associates Pty Ltd P2309440R03V01 – April 2023)

A recent ASS assessment was conducted in conjunction with a geotechnical assessment by MA in 2023 (MA, 2023). We note that prior to the most recent assessment, MA completed ASS assessments in 2017 and 2021 for the site to inform proposed site earthworks associated with flood mitigation measure and drainage work. Results from these previous assessments were reviewed and considered (where relevant) in the MA (2023) assessment.

Key findings of the MA (2023) assessments are:

1. Laboratory analysis indicated 9 of the 13 samples tested are PASS and 6 of the 12 samples have TPA, TSA or Sp_{os} above the Acid Sulfate Soil Manual Advisory Committee (ASSMAC, 1998) action criteria for samples located within Bayview Golf Club.
2. Laboratory results indicated that little to no acid neutralising capacity remained in the soil profile.
3. Suggested liming rates are highly variable ranging from 0.75 to 65 kg / tonne of disturbed soil.
4. Due to the variability of the site, elevations, proposed works and excavation depths, and the variability of laboratory testing results, ASS risk at each green was evaluated individually.
5. It was determined that proposed works at the third green will required a management plan (ASSMP) to address potential ASS risk.
6. Other greens are unlikely to intercept PASS at proposed depth of excavation, and / or have been assessed to have a negligible acid generation risk and low liming rate. If proposed excavation depths are changed, MA should be consulted to confirm new excavation depths to not required further ASS management.

An Acid Soils Management Plan has been prepared by Martens & Associates Pty Ltd P2309440R03V01 – April 2023

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

Acid Sulfate Soils

All excavation, construction and associated works must be conducted in accordance with the approved Acid Sulfate Soil Management Plan - Martens & Associates Pty Ltd P2309440R03V01 – April 2023

Reason: To ensure management of potential acid sulfate soils.

Off-site Disposal of Contaminated Material

Any contaminated material 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 Protection of the Environment Operations Act 1997 (NSW); and Environment Protection Authority's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999).

Copies of all test results and disposal dockets must be retained for at least 3 years and be made

available to authorised Council officers on request.

Reason: To protect environment and public health.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Acid Sulfate Soil Management Confirmation

Details demonstrating compliance with the approved Acid Sulfate Soil Management Plan - Martens & Associates Pty Ltd P2309440R03V01 – April 2023 is to be submitted to the satisfaction of the principle certifier prior to the issue of the occupation certificate.

Reason: To ensure management of potential acid sulfate soils.