

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0882
Proposed Development:	Alterations and additions to a seniors housing development (residential care facility)
Date:	01/08/2024
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103 Lot 38 DP 7236 , 23 Bassett 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

The proposal seeks to construct a nursing home with basement car park on a property mapped as class 3 & 4 Acid Sulfate soils.
An acid sulfate soil preliminary assessment accompanied the previous development application. Based on the assessment undertaken by White Geotechnical Group Ref: J2485B Dated 21st July, 2020 advises that an acid sulfate management plan is not required based on low risk of encountering acid sulfate soils indicated by their testing.

Recommendation

APPROVAL - no 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:

Nil.