

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0173
Proposed Development:	Demolition works and construction of a residential flat building
Date:	27/02/2025
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 13 DP 606591 , 140 Ocean 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

The subject sites for which the proposal relates to are class 4 acid sulphate soils. The proposal is accompanied by a geotechnical engineers report which outlines field sampling and soil testing undertaken as part of a geotechnical investigation.

The report concludes that "*..the proposed excavation will have no impact on Acid Sulfate soils within or adjacent to the site....*".

Accordingly, Environmental Health supports the proposal and recommends a condition of consent be included should any new information be revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils

Recommendation

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.