

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/0976
Proposed Development:	Demolition works, civil and infrastructure works, subdivision into 53 lots and one community title road, the construction of 53 dwellings and associated works.
Date:	06/08/2023
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 592091 , 20 - 22 Macpherson Street WARRIEWOOD NSW 2102

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

This application is seeking consent for an integrated housing development, comprising of 54-lot community title subdivision inclusive of a community title road including laneways and the erection of 10 detachable dwellings and 43 attached dwellings at 20-22 Macpherson Street, Warriewood.

The site is identified primarily as Class 4 Acid Sulfate Soils and marginally part Class 5 Acid Sulfate Soils. The development does not involve works more than 2m below the natural ground surface or that are likely to lower the watertable by more than 2m. However, a Site Contamination Report prepared by Douglas Partner, reference 207253.02 prepared May 2023, has stated:

The laboratory results indicated that ASS is likely to be present in all soils below the water table near the creek (i.e., the north-east site boundary) and in some horizons further away from the creek.

Published ASS risk mapping indicates that the site is located in an area with low probability of ASS occurrence. It is noted, however, that localised occurrences may occur, and previous data indicates there is a risk of ASS occurrence at the site. Furthermore, swamp soils are often ASS.

The site is located approximately 260 m north-west of an area with a high probability of ASS occurrence.

An acid sulfate soil management plan (ASSMP) is required to provide the methods by which acid

sulfate soil (ASS) at the site are to be managed during the works.

The ASSMP is to be prepared by a suitably qualified person and in accordance with the relevant sections of the Acid Sulfate Soils Management Guidelines 1998 and the report submitted to Council for review.

Recommendation

REFUSAL

The proposal is therefore unsupported.

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

Recommended Environmental Investigations Conditions:

Nil.