

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2019/0330
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 61 DP 12578 , 25 Lakeside Crescent NORTH MANLY NSW 2100

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

Site is zoned Class 4

Acid sulfate (sulphate) soils in a Class 4 area are likely to be found beyond 2 metres below ground level. The application does not address acid sulfate management at all.

However it is calculated that the pool depth will only be approx 1m below ground level, so conditions can be applied to the approval.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Acid Sulphate Soil

Acid sulfate soils in a *Class 4* area are likely to be found beyond 2 metres below ground level.

Any new information which comes to light during remediation, excavation or construction works which has the potential to alter previous conclusions about the uncovering of Acid Sulfate Soil must be notified to the Certifier as soon as reasonably practicable. This will also require an Acid Sulfate Soil Management Plan, including disposal of affected soil to an approved facility, to be submitted to the Certifier, before work continues.

Reason: To ensure potential Acid Sulfate Soil is appropriately managed