

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/1173
Date:	27/07/2021
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 2 DP 589286 , 50 Pacific Parade MANLY NSW 2095

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 involves excavation for a concrete swimming pool.

The SEE confirms the site is designated Class 3 and 4 Acid Sulfate Soils.

The Geological Report by White Geotechnical Group does not confirm or exclude the presence Acid Sulfate Soil specifically, but does show that excavation for the pool will encounter the water table by some 400mm, requires actions and requires a further assessment during excavation.

The applicant will need to submit an acid sulfate soils assessment by a suitably qualified and experienced environmental consultant that is in accordance with the Acid Sulfate Soils Manual 1998 (ASSMAC) and the National Acid Sulfate Soil Guidance 2018.

If results of the acid sulfate soils assessment indicate that management of the acid sulfate soils is required then an acid sulfate soils management plan will be required prior to the issuing of a Construction Certificate.

According we need clarification on Acid Sulfate Status on the proposed excavation prior to further assessment.

Recommendation

Refusal -pending additional information.

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

DRAFT ONLY Acid Sulfate Soils -Excavation

The recommendations contained within the report by White Geotechnical Group 15 July 2021 shall be carried out in regard to excavation to and in the water table.XXXXXXXXXX

Any new findings upon excavation shall be reviewed by a suitably qualified person and necessary action taken.

Any need to dewater the excavation site such be assessed and action taken to monitor/treat water to prevent any water pollution entering the storm water system.

A suitably qualified person shall provide the Certifier with proof that the report has been complied with prior to concrete being placed.

Reason: To prevent impacts on the environment of potential Acid Sulfate Soils and excavation into the water table.