

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0123
Proposed Development:	Construction of a dwelling house
Date:	14/04/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 271326 , 11 Raven Circuit 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

The development relates to land classified as class 3 acid sulphate soils. It is reasonable presumed that foundation work will be required for such elements as footings and the like as well as drainage, which will involving soil disturbance. No preliminary investigation into the presence of actual or potential acid sulphate soils has been undertaken

Until such time as investigation into the potential presence if acid sulphate soils has been undertaken, the proposal is not supported

Updated comments - 14/04/2025

The applicant has provided a geotechnical report with soil sampling and laboratory analysis.

The report states (in part):

"...The acid sulphate soil results of samples collected at the BH01 are presented in Appendix B and indicate the following:

- *The results for pH_F were not indicative of actual acid sulphate soil conditions to the testing depth of 1.5m;*
- *The results for pH_{FOX} were indicative of low potential acid sulphate soil conditions to the testing*

*depth of
1.5m...."*

Despite this information, there is no conclusion stated as to whether an acid sulphate soils management plan is required. Council cannot grant consent in accordance with section 7.1 of the Pittwater Local Environmental Plan 2014 until such a determination has been made.

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.