

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2018/1548
Responsible Officer	Adam Urbancic
Land to be developed (Address):	Lot 8 DP 21880 , 24 Bona Crescent MORNING BAY NSW 2105

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 SEE states

'The site has been assessed as potentially containing acid sulphate soils and has been classified as Class 5 land which is the lowest risk level. As confirmed later in this Statement this hazard classification does not constitute an impediment to the proposal as the land prior to the issue of consent for the dwelling was in its natural state'

Class 5 actually means

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land which are likely to lower the watertable below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land

the adjacent Class 1 Area is Pittwater
Class 1 requires an Acid Sulphate Soil Management Plan for any works.
It appears that proposed are; piers for the jetty, ramps & pontoon in a Class 1 Area

It does not appear that a Acid Sulphate Soil Management Plan was submitted.

Recommendation

REFUSAL

Recommended Environmental Investigations Conditions:

Nil.