

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/0319
Date:	15/04/2021
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 7 DP 20097 , 190 McCarrs Creek Road CHURCH POINT NSW 2105 Lot LIC 395424 , 190 McCarrs Creek Road CHURCH POINT 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

There does not appear to be a concern with Acid Sulphate Soils

Environmental Health has recommended conditions in regards to Wastewater as the property appears to be lower than the sewer on McCarrs creek road. So a gravity feed system unlikely, a Pump well and macerator may be required and not shown on plans.

Also Conditions for the incline lift

Recommendation

APPROVAL - subject to conditions

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Approval to Install an On-site Sewage Management System

Prior to the release of the Construction Certificate (CC), the applicant must apply for and receive an 'Approval to Install an On-Site Sewage Management System' from Northern Beaches Council.

Details demonstrating compliance are to be submitted to the Certifying Authority.

Reason: To fulfil the requirements under Section 68 of the Local Government Act 1993

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Waste Water System

Prior to the issuing of any interim / final occupation certificate, a copy of a s68 (Local Government Act 1993) approval to operate the Waste Water System, and the waste water system must be activated and effectively operating to the satisfaction of the Principal Certifying Authority.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure the premises are maintained in an appropriate manner in perpetuity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Incline lift hours of operation

Use of the Incline lift is restricted to between the hours of;

- 7am to 10pm Monday to Saturday

- 8am to 10pm Sunday

The inclinator must only be used between the hours of 10pm and 7am in an emergency.

Reason: To protect the amenity of adjacent residences during night hours.

incline lift noise

The incline lift must be installed and operated at times so as not to cause 'offensive noise'. It must be demonstrated that the noise level will not exceed 5dBA above background noise when measured from

the nearest property boundary, as defined by the Protection of the Environment Operations Act 1997.

The assessment shall include all mechanical features of the incline lift.

Reason: To ensure compliance with legislation and to protect the acoustic amenity of neighbouring properties.