

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2019/1498
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 1 DP 537303 , 18 Yachtsmans Paradise NEWPORT NSW 2106

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

Environmental Health have considered the proposed development at 18 Yachtsmans Paradise NEWPORT – 'Alterations and Additions to a Residential Dwelling'.

According to the Pittwater Local Environment Plan 2014, the lot is classified class 3 Acid Sulfate Soils.

Whilst the statement of Environmental Effects states that no major earthworks are required, the Geotechnical report refers to a requirement for new verandah and carport footings and acknowledges that no subsurface soil investigation has been completed. Plans to not indicate depth of excavation required for footings.

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

Acid Sulfate Soils Management Plan

If any excavation works are to exceed 1 metre below the natural ground level, an Acid Sulfate Soil Management Plan must be prepared in accordance with the 'Acid Sulfate Soils Manual' (Acid Sulfate Soil Management Advisory Committee, 1998) and provided to the consent authority.

Reason: To ensure environmentally acceptable management of potential acid sulfate soils.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Acid Sulfate Soils Management Plan

All excavation, construction and associated works must be conducted in accordance with the Acid Sulfate Soil Management Plan.

Reason: To ensure environmentally acceptable management of potential acid sulfate soils.