

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/2485
Date:	21/03/2022
Responsible Officer	Stephanie Gelder
Land to be developed (Address):	Lot 53 DP 9745 , 13 Monash Crescent CLONTARF NSW 2093

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

Applicant has amended the application to include a new seawall along with the previously proposed spa.

The premises is located in a Class 4 & 5 area for acid sulfate soils. Acid sulfate soils in a class 4 area are likely to be found beyond 2 metre below the natural ground surface. Any works in Class 4 that extend beyond 2 metre below the natural ground surface, or works that are likely to lower water table beyond 2 metre below the natural ground surface, will trigger the requirement for an acid sulphate assessment and may require management.

Applicant has provided a Preliminary Acid Sulfate Soil Assessment by JK Environments dated 15 January 2021 (reference: Ref: E33691Plet). The report concludes the following:

Based on the weight of evidence collected and evaluated for this assessment, there is considered to be a low potential for ASS materials (AASS or PASS) to be disturbed to a depth of approximately 2.2m. If no excavation is required beyond this depth, an ASSMP is not considered necessary for the proposed development. If, however, excavation beyond this depth is required, then further assessment will be required to better assess potential ASS conditions beyond 2.2m.

Based on information provided in the SEE the spa is to be sunk into the ground to an approximate depth of 1.3m however no information is provided on the depth/depth of disturbance of the seawall and if acid sulfate soils will be disturbed.

As such, at this stage Environmental Health requires further information before supporting the application. If the proposed seawall is likely to cause disturbance to soils beyond 2.2m then the

applicant will need to submit an updated acid sulphate 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 sulphate 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.

Recommendation

Not Supported - Further Information Required

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.