

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2020/0287
<b>Date:</b>	01/05/2020
<b>Responsible Officer</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 33 DP 5748 , 15 Blackwood Road NORTH CURL CURL NSW 2099

### 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 area

No comment has been made by the applicant in the EIS on Acid Sulfate(sulphate) soils, and the site is designated class 5.

Environmental Health notes that the property is on the outer perimeter of the classification class 5 map, but notes that classes 1,2 and 3 are less than 500 m away which would trigger additional concern and action where excavation is proposed.

It is further noted that the swimming pool excavation will be approximately 2 m deep . Though the premises is located " uphill" (a minimum of 4 metres ) vertically above the Class 1 area , to the northern side of the higher designated class 1 and it has been determined that the excavation will not impact on the water level of the immediate area.

Therefore no objection will be raised to the approval subject to a condition with regard to any on-site conditions encountered which may impact on acid sulfate soils.

Further comment - Angus Crichton on 1 May 2020.

While it is unlikely Acid Sulfate Soils will occur, the proximity of the development including excavation could potentially cause exposure of groundwater. Acid Sulfate Soil exposed through dropping the ground water table or through dewatering could negatively impact the proposed swimming pool structurally and cause harm to the surrounding environment.

The conditions to assess acid sulfate soil and implement an acid sulfate management plan or

recommendations from a qualified person are only triggered if groundwater is encountered during excavation or if dewatering is required.

### **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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

##### **Acid Sulfate Soil Management - (Class 5 Area within 500m Class 1 )**

The applicant must engage a qualified person to undertake an acid sulfate assessment should any groundwater be encountered during excavation or if dewatering is required for excavation.

in the instance ground water is encountered, excavation must cease and no excavated material is to be removed from the premises until the assessment is complete and recommendations or subsequent acid sulfate management plan has been implemented provided to the Principle Certifying Authority.

Reason: To ensure potential Acid Sulfate Soil is identified and appropriately managed

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

##### **Compliance with Acid Sulfate Soil Management Plan.**

Any recommendations or acid sulfate management plans provided by an appropriately qualified person, must be fully completed and evidence provided to the Principle Certifying Authority prior to any Occupation Certificate being issued.

Reason: To protect the development and prevent environmental impact of Acid Sulfate Soil.