

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2022/1732
Date:	21/10/2022
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 54 DP 14682 , 1015 Barrenjoey Road PALM BEACH NSW 2108

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

Environmental Health has been requested to provide comment on this proposal for "Alterations and additions to a dwelling house including a swimming pool" specifically in relation to the potential presence of Acid Sulphate Soils.

The subject site is classified as class 3 acid sulphate soils in accordance with the Pittwater Local Environmental Plan 2014.

Preliminary testing has revealed the potential presence of Acid Sulphate Soils and accordingly, an Acid Sulphate Soils Management Plan has been supplied with the proposal documentation.

Environmental Health supports the proposal and recommends the inclusion of appropriate conditions of consent to manage acid sulphate soils.

Recommendation

SUPPORTED - 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 soils

All excavation, construction and associated works must be conducted in accordance with the approved Acid Sulfate Soil Management Plan titled Acid Sulfate Soil Management Plan dated September 2022 ref. no. Project 45391.04.

Reason: To ensure management of potential acid sulfate soils.

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

Acid Sulfate Soil Management Confirmation

If Acid Sulphate Soils are encountered during the development, details demonstrating compliance with the approved Acid Sulfate Soil Management Plan titled Acid Sulfate Soil Management Plan dated September 2022 ref. no. Project 45391.04. is to be submitted to the satisfaction of the principle certifier prior to the issue of the occupation certificate.

Reason: To ensure management of potential acid sulfate soils.