

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/0179
Date:	16/03/2021
Responsible Officer	Rebecca Englund
Land to be developed (Address):	Lot 8 DP 604034 , 255 Condamine Street MANLY VALE 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

Despite the SEE incorrectly stating the site is not classified as Acid Soil affected Councils maps show the site as Class 4 and 5 Acid Sulfate Soils.

The applicant has provided an assessment for acid soils by Martens Consulting Engineers Feb 2021 which makes a number of recommendations and this report and recommendations will form part of our conditions of approval.

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 soils

Recommendations included in the acid sulfate soil management plan contained in the assessment by Martens Consulting Engineers Feb 2021 shall be implemented for all excavation work.

Reason: To ensure acid sulfate soils are managed to prevent pollution.

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

Acid sulfate soils certification

Evidence is to be furnished to the the principle certifying authority demonstrating that all recommendations included in the acid sulfate soil management plan contained in the site assessment by Martens Consulting Engineers Feb 2021 have been implemented during all excavation work prior to the issue of any occupation certificate.

Reason: To ensure acid sulfate soils have been effectively managed on the site.