

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0487
Proposed Development:	Alterations and additions to a dwelling house including a new garage and driveway
Date:	08/05/2024
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 2 DP 1015508 , 139 Lagoon Street NARRABEEN NSW 2101

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

This application is seeking consent for alterations and additions, in particular the construction of a new garage, alterations to pedestrian entry to the site, addition of undercover roof to the pedestrian entry and alteration of existing path on council property.

The Statement of Environmental Effects states: *The proposed driveway will require excavation to a maximum of 3.2m on site.*

White Geotechnical Group provided a preliminary assessment of Acid Sulfate Soils as the property has been designated as Class 4 Acid Sulfate Soils. The report concluded 'no acid sulfate soils were identified in the test holes' therefore an acid sulfate soils management plan is not required for this development.

Environmental Health recommends 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

Requirement to notify about new Acid Sulfate Soils evidence

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifier and a report be obtained from a suitably qualified person. Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.