

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0136
Proposed Development:	Construction of a boat shed, waterway access stairs and landscaping
Date:	13/05/2025
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 56 DP 7794 , 60 Hudson Parade CLAREVILLE NSW 2107

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

The site is classed as class 5 acid sulphate soils

The proposal involves a suite of largely internal alterations to the dwelling house that do not involve significant excavation or soil disturbance.

it is unlikely the works are likely to lower the water table below 1 meter AHD on the adjacent Class of Acid Sulfate Soils within Pittwater

Environmental Health is in support of the development with a condition of consent recommended should new evidence arise in relation to the presence of acid sulphate soils during the course of works.

13/05/2025 - Updated Comments

The applicant has provided updated plans and information with amendments summarized as:

- A reduction in the size and footprint of the boatshed to provide for the retention of all trees including Tree 17 which is now correctly located on plan.
- A reduction in excavation.

- Landscaped area retained (based on the surveyed "Title" site area of 1,239m²).

The proposed amendments do not alter previous conclusions in relation to acid sulphate soils.

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

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.