

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/0393
Date:	06/05/2021
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot 1 DP 932637 , 41 Pacific Parade MANLY NSW 2095

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 development proposal includes two swimming pools at the rear of the property. Expected excavation for the pools is 1600mm to 1950mm. No excavation for the development is proposed to go beyond 1950mm however Class 4 Acid Sulphate Soils are likely to be encountered beyond 2 metres of natural ground level. 1950mm in depth is very much on the edge of 2 metre.

Further information will need to be sought from the applicant in relation to the below.

As the development proposes to create two swimming pools, the applicant needs to advise whether natural groundwater is expected to be encountered based on the expected depth of the excavation (1600mm -1950mm). The applicant need to advise whether the water table is likely to be lowered and if groundwater will need to be removed from the site during excavation.

Within the Acid Sulphate Soil Manual 1998, works within areas mapped Class 4 or Class 5 require a preliminary hydrology study to be undertaken to determine if the activity is likely to affect the groundwater levels.

This report would identify:

1. Current groundwater depth and flow,

2. Likely draw-down rate as a result of the activity is expected,
3. The resulting permanent or temporary change in the water table depth.

Until the above information is received, Environment Health are recommending refusal.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.