

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2024/0944
Proposed Development:	Demolition works and construction of a plant nursery and landscape material supplies premises
Date:	25/07/2024
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26902 , 12 Boondah Road WARRIEWOOD NSW 2102 Lot 4 DP 26902 , 10 Boondah Road WARRIEWOOD NSW 2102

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 demolition of existing structures on the site and construction of a new plant nursery and landscaping material supplies premises. The property is zoned as Class 3 Acid Sulfate Soils.

The Acid Sulfate Soils Manual states assessment into the presence of Acid Sulfate Soils is required in Class 3 if *works beyond 1 metre below natural ground surface, works by which the watertable is likely to be lowered beyond 1 metre below natural ground surface.*

Douglas Partners have prepared an Acid Sulfate Soil Management Plan dated 4 June 2024 project 85749.04. The report has stated that the property hasn't been tested for Acid Sulfate Soils therefore the presence of actual or potential Acid Sulfate Soils is unknown therefore it is unknown at this point if the Management Plan is required.

The report has recommended preliminary assessment of Acid Sulfate Soils is undertaken in the first instance and if Acid Sulfate Soils are present, that the Management Plan is then implemented.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Acid Sulfate Soils Assessment

Prior to the commencement of works, the presence of acid sulfate soil onsite is to be investigated in accordance with the Acid Sulfate Soils (ASS) Assessment Guidelines 1998 to assess the actual risk of disturbing acid sulfate soils and if ASS are present to determine the appropriate treatment (liming) rate. Refer to the Acid Sulfate Soils Management Plan dated 4 June 2024 prepared by Douglas Partners project 85749.04.

Reason: To ensure Acid Sulfate Soils are managed accordingly.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Acid Sulfate Soils

If Acid Sulfate Soils are found to be present onsite, 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 June 2024 ref. no.85749.04.

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 Sulfate Soils are found onsite, details demonstrating compliance with the approved Acid Sulfate Soil Management Plan titled Acid Sulfate Soils Management Plan prepared by Douglas Partners dated 4 June 2024 ref. no. 85749.04 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.