

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0187
Proposed Development:	Alterations and additions to a dwelling house including a garage and studio
Date:	06/03/2025
Responsible Officer	
Land to be developed (Address):	Lot 10 DP 13291 , 28 Delecta Avenue 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

Approval is sought for works on land regarded as class 3 acid sulphate soils. The plans supplied with the proposal indicate no excavation is required for the development and foundational works are unlikely to extend beyond 1 meter below the ground surface. No investigation into actual or potential acid sulphate soils has been undertaken however, it based on the proposal is not required.

Environmental Health supports the proposal and recommends an appropriate condition of consent should acid sulphate soils be encountered during works.

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.