

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2025/0222
<b>Proposed Development:</b>	Demolition works and construction of a dual occupancy (attached) including strata subdivision
<b>Date:</b>	20/03/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 3 DP 555153 , 103 Ocean 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

The subject site is located within land classed as class 4 acid sulphate soils.

Excavation will be required for works associated with the two dwellings and swimming pools up to a depth of 1.5 metres. A report provided by a geotechnical engineer who undertook soil sampling and field testing notes that acid sulphate soils were not encountered at the time of sampling/testing, and that no acid sulphate soils management plan is required.

Environmental Health agrees with this conclusion and supports the proposal with a recommendation of a condition of consent to notify should further evidence of acid sulphate soils become apparent 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.