

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2020/1517
Date:	22/12/2020
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 Warriewood 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

Environmental Health has reviewed the Preliminary Acid Sulphate Soils Assessment dated 28 February 2020 prepared by NG Child & Associates which concluded that no significant acid sulphate soil risk is considered to apply at the site. The development does not intend to excavate beyond 2 meters however it may do so for some service trenches - conditions apply.

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

Acid Sulphate Soils On-site Fill

Any excavated soils from depths greater than 2 metres in the rear one-third of the site area, as indicated by the diagrams in the Preliminary Acid Sulphate Soils Assessment Report dated 28 February 2020, shall be treated with lime (neutralized) accordingly to ratios contained within the Acid Sulphate

Soils Manual 1998 as a precautionary measure before being utilized as fill on site.

Reason: To ensure potential acid sulphate soils are treated accordingly if reused onsite

Acid Sulphate Soils Offsite Fill

Excavated soils to be removed from the site shall be assessed by a suitably qualified and experienced person to ensure that no acid sulphate or other contamination issues apply. If soils to be exported from the site are assessed as other than Virgin Excavated Natural Material (VENM), appropriate classification and disposal practices are to be applied in accordance with the NSW EPA Waste Classification Guidelines.

Reason: To ensure soils removed from site are controlled and classified accordingly.