

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2020/1475
<b>Date:</b>	18/12/2020
<b>Responsible Officer</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 7 DP 1448 , 353 Pittwater Road NORTH MANLY NSW 2100

### 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 been requested to consider this proposal for "Construction of a dwelling house" in regard to the potential presence of Acid Sulfate Soils.

The subject site is classifieds as class 4 and 5 Acid Sulphate Soils.

Class 4 refers to:

Works more than 2 metres below the natural ground surface.

Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.

Class 5 refers to:

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The Statement of Environmental Effects states "...The proposal is not considered to lower the water table by 1 or 2 meters and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils."

The building plans for the proposal indicate the inclusion of a "waffle pod" slab to the dwelling house the will require appropriate footings and piers.

The application documentation does not appear to outline the level of excavation required for such work.

Accordingly, the proposal is not supported.

**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.