

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2020/0432
<b>Date:</b>	29/06/2020
<b>Responsible Officer</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 1 DP 847020 , 9 - 11 Birdwood Avenue COLLAROY NSW 2097

### 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

I have reviewed the Statement of Environmental Effects and the Geotechnical Report into Acid Sulphate Soils prepared by Crozier Geotechnical Consultants (reference: Revision 0, dated 13 February 2020).

The site is currently occupied by a two storey house and demolition of the dwelling is approved separately under a Complying Development Code. This development proposal is for a Seniors Living Development comprising four single-level dwellings with basement car parking. The proposal includes lifts and equipment/plant rooms and swimming pools. Fill is required up to 1.40m depth at the rear of the property.

The works require excavation of up to 5.60m depth, which reduces to nil towards the front north boundary, to achieve the basement level with a finished floor level at RL4.75. The excavation will extend to within 1.90m of the east side boundary, 1.00m of west side boundary and 13.0m of the south boundary.

Potential Acid Sulphate Soils are not present below the surface of the site or within the location of the proposed works. Water seepage was identified within the bore sample however, the report advises that a water table will not be intersected or lowered. The report also advises that test results do not trigger the requirement for an acid sulphate management plan as the excavation is unlikely to intersect these soils or impact the water table and as per the guidelines of the NSW Acid Sulphate Soil Manual an Acid Sulphate Management Plan is not required.

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**

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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 Certifying Authority prior to further commencement.

Reason: To protect the environment and private & public infrastructure

#### **Dewatering**

Dewatering

Any water being discharged from the site to stormwater must not cause pollution as defined by the Protection of the Environment Operations act 1997 and must comply with NSW water quality guidelines.

During the development works any waters discharged from the premises into Council's stormwater system (eg excavation waters and storm waters following rain events) shall only occur subject to the submission and Council's written approval of a separate Dewatering application including a site specific Dewatering Management Plan.

Water must be discharged in a manner that does not cause public health and/or safety nuisances.

Reason: Environmental Protection