

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	Mod2024/0296
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1438 granted for Demolition works and construction of a dwelling house
<b>Date:</b>	29/08/2024
<b>Responsible Officer</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 1 DP 121939 , 1130 Pittwater Road 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 General Comments

This application is seeking consent for modifications to DA2023/1438. The modification works proposed that trigger an assessment by Environmental Health include the modification to the cellar foot print to include a sauna area. The underfloor area will increase from approximately 2.4m in depth to approximately 3meters.

The property is zoned Class 4 Acid Sulfate Soils. The Acid Sulfate Soils Manual 1998 requires investigation into the presence of potential or actual acid sulfate soils if *works beyond 2 metres below natural ground surface and works by which the watertable is likely to be lowered beyond 2 metres below natural ground surface.*

Environmental Health requires an assessment into the potential presence of Acid Sulfate Soils onsite by a suitably qualified person before a decision on acid sulfate soils can be determined.

Environmental Health recommends refusal at this time until further information is received.

Update 29/08/2024 - The applicant has now provided an Acid Sulfate Soils Assessment Report with borehole testing/sampling to a depth of 3 meters by a Geotechnical Engineer.

Section 7 of the report advises the following "...the proposed works on the allotment are not expected to involve disturbance of any acid sulfate soils and/or lowering groundwater table. Therefore, it is

concluded that the proposed development at the above site will not trigger any conditions that require the preparation of an acid sulfate soil management plan...."

As such, Environmental Health supports the proposal and recommends a condition of consent for notification of acid sulphate soils should they be encountered at any time during the development.

SUPPORTED - 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.