

Environmental Health Referral Response - acid sulfate soils

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| Application Number: | DA2020/1732 |
| Date: | 13/01/2021 |
| Responsible Officer | Anne-Marie Young |
| Land to be developed (Address): | Lot D DP 313630 , 1127 Barrenjoey Road PALM BEACH NSW 2108 |

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 provide comment on this proposal for " Demolition works and construction of a dwelling house including swimming pool" in relation to the potential disturbance of acid sulfate soils.

The site is classified as class 4 acid sulfate soils in accordance with the Pittwater Local Environmental Plan 2014.

Class 4 acid sulfate soils means development consent is required for:

"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."

Plans supplied with the application documentation indicate that excavation of 3.25 metres below existing ground level will be required for the lower ground/basement floor level.

Under normal circumstances, an acid sulfate soils management plan would be required for the above works.

However, borehole testing data supplied by the report titled GEOTECHNICAL AND ACID SULFATE INVESTIGATION REPORT by Geo-Logix dated 7 December 2020 indicates the presence of sand only at these proposed excavation depths.

Accordingly, Environmental Health concurs with the opinion of the applicants planning consultants

that an acid sulfate soil management plan is not required.

Despite the above, it is recommended that the proposal be appropriately conditioned should evidence of acid sulfate soils be revealed during works.

Additionally, the above report also states "...Fill was encountered across the site to depths of between 0.4 and of 0.8 mbg and was typically described as moderately compacted sand with minor inclusions of gravel, ironstone blocks and brick...."

Given the above and the age of the dwelling, it may be prudent to condition to the development to deal with the potential (but as yet unsubstantiated) presence of asbestos containing material.

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 Certifying Authority prior to further commencement.

Reason: protection of the environment

Removing, Handling and Disposing of Asbestos

Any asbestos material that may be discovered during works shall be removed and disposed of in accordance with the following requirements:

- Work Health and Safety Act
- Work Health and Safety Regulation
- How to safely remove asbestos: Code of Practice by Safe Work Australia
- Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005

Reason: To ensure the premises a maintained in an appropriate manner in perpetuity.