

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/2362
Date:	21/06/2022
Responsible Officer	Adam Susko
Land to be developed (Address):	<p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87022 , 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87024 , 1105 Barrenjoey Road PALM BEACH NSW 2108</p>

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

Development in a Class 3 Acid Sulfate Soils (ASS) area requires subsurface investigation for the proposed excavations to 4.0m bgl. Investigations via two boreholes were conducted and reported-on in the Preliminary Site Investigation geotech report. It was concluded that the likelihood of PASS beneath the existing development is low, and that an ASS management plan is not required for the works.

While Council considers that the likelihood of exposing PASS in this location as low (according to the information / analysis provided), the quantity of samples is not enough to establish full understanding of underlying soils. We are concerned that there may be pockets of ASS that have not been found via the sparse borehole investigation sampling regime.

At this point in time there is insufficient information given to conduct a meaningful assessment of ASS. Council requires the applicant to conduct sampling at a rate that is commensurate with Section 4.1 of the *Acid Sulfate Soils Assessment Guidelines* (1998).

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.