

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2020/0606
<b>Date:</b>	10/08/2020
<b>Responsible Officer</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 212 DP 1053924 , 391 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 have been asked to consider this proposal in regard to the potential disturbance of acid sulfate soils.

The subject site is classified as Acid Sulfate Soils Class 4 in accordance with the provisions of the Warringah Local Environmental Plan 2011.

Acid Sulfate Soils Class 4 indicates that Acid sulfate soils are likely to be found beyond 2 metres below the natural ground surface.

This proposal is for the change of use from a dwelling and health consulting room to a dwelling and secondary dwelling, with some minor internal works.

The plans provided with the proposal also indicate "external stairs" are to be constructed, though no further detail in regard to this is provided at this stage.

Given the size of the intended stairs indicated on the plans, it is unlikely that they will be required to be pierced or otherwise supported below ground to a level that is likely to disturb acid sulfate soils.

Accordingly, the proposal is supported.

### 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**

**Acid Sulfate Soils Management Plan**

Any works that require disturbance of natural soils beyond 2 metres below natural ground level shall require an Acid Sulfate Soils Management Plan to be provided to Council's Environmental Health Team and the Principal Certifying Authority.

If such an Acid Soils Management Plan is found to be a requirement, compliance with this plan must be demonstrated to the Principal Certifying Authority before the issuing of an interim occupation certificate or final occupation certificate

Reason: To protect human health and the environment.