

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2020/0021
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 11 DP 1193189 , 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

Proposal to demolish Long Reef Surf Life Saving Club and construct a new structure. Environmental Health have assessed the aspect of Acid Sulphate Soils.

Warringah LEP 2011 Acid Sulphate Soils Map shows Class 3 and 5 Acid Sulphate Soils on the land where demolition and construction works are proposed. Geotechnical report 2017-235 provided by Crozier Geotechnical Consultants states a Management Plan must be put in place if the excavation depths are deeper than 2.5 m below natural ground level, according to test results, this is the depth that soil acidity strengthens.

The depth of excavation required for building foundations/footings is unknown at the time of this assessment - the type of footings have not yet been determined.

Conditions to be recommended to reflect the conclusions/recommendations of the geotechnical report.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Acid Sulphate Soils Management Plan

Prior to excavation works more than two metres below natural ground level, or if the natural water table will be impacted, an Acid Sulfate Soils Management Plan is to be prepared by a suitably qualified geotechnical firm or engineer in accordance with the *Acid Sulfate Soils Manual* (ASSMAC, 1998) and submitted to the Council for review.

Reason: Prevent environmental harm.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Compliance with Acid Sulphate Soils Management Plan

For excavation works more than two metres below natural ground level, or if the natural water table will be impacted, an Acid Sulfate Soils Management Plan is to be complied with.

Reason: Prevent environmental harm.