

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2019/0749
Responsible Officer	Penny Wood
Land to be developed (Address):	Lot 28 DP 233779 , 4 Yachtsmans Paradise NEWPORT NSW 2106

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

The site is clearly within Class 5 and Class 3 acid sulfate designation.
Of particular note is the swimming pool in the Class 3 area.

Class 3 is defined :

Acid sulfate soils in a class 3 area are likely to be found beyond 1 metre below the natural ground surface. Any works that extend beyond 1 metre below the natural ground surface, or works which are likely to lower water table beyond 1 metre below the natural ground surface, will trigger the requirement for assessment and may require management.

Although a small area is impacted for the pool where the water depth is 1.6m the excavation and pool shell and coping will likely mean a greater depth. Triggering an acid sulfate management plan.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Acid Sulfate Soil

Prior to CC

All excavation, below the ground surface must be conducted in accordance with an Acid Sulfate Soil Management Plan prepared by an appropriately qualified person, which is to be submitted to the certifier as the site is in zoned Category 3 Acid Sulfate Soils and excavation will exceed 1m.

Reason: To ensure management of potential acid Sulfate soils.