

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/1506
Proposed Development:	Alterations and additions to a marina
Date:	28/10/2025
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot LIC 644340 , 1856 Pittwater Road BAYVIEW NSW 2104 Lot 329 DP 46686 , 1856 Pittwater Road BAYVIEW NSW 2104

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 "AQUATIC ECOLOGY IMPACT ASSESSMENT" report submitted with the proposal documentation addresses potential acid sulphate soils disturbance and states (in part):

"...the proposed construction works do not require the disturbance of potential ASS via excavation, and the only disturbance of potential ASS is via pile driving works that also do not result in the excavation and exposure of ASS to air which is required to activate acid production from ASS...."

Environmental Health agrees with this assessment and supports the proposal with an appropriate condition of consent.

Recommendation

SUPPORTED - 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 Certifier and a report be obtained from a suitably qualified person. Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.