

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/1068
Proposed Development:	Demolition works and construction of a mixed use development including self-storage units and a take away food and drink premises
Date:	29/01/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 3 DP 617781 , 69 Bassett Street MONA VALE NSW 2103

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

This application seeks consent for the demolition of structures onsite and the construction of a vehicle storage facility and take-away cafe at 69 Bassett Street, Mona Vale.

There is no bulk excavation proposed. However, some soil disturbance will occur for underground services and possibly for footings/piling.

The site is in a low-lying area with shallow groundwater, and the Acid Sulfate Soils (ASS) risk mapping indicates that there is a high probability of ASS occurrence. There is the potential for ASS materials to be present and for this material to be disturbed during piling/excavation works associated with the proposed development. On this basis, a preliminary ASS assessment including soil sampling and analysis is required to establish whether ASS materials will be disturbed during the proposed works and whether an ASSMP is required.

An ASS assessment, including soil sampling and analysis, should be undertaken to assess the need for an Acid Sulfate Soils Management Plan.

Environmental Health recommends 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 Sulfate Soils Assessment

Soil sampling and analysis is to be undertaken in areas of proposed soil disturbance for the presence of Acid Sulfate Soils. A suitably qualified person is to undertake the sampling in accordance with the Acid Sulfate Soils Assessment Guidelines 1998 and determine if an Acid Sulfate Soils Management Plan is required. If a plan is required, it is to be prepared by the suitably qualified person and implemented into the development.

Details demonstrating compliance with the above is to be submitted to the Principal Certifying Authority.

Reason: To ensure any Acid Sulfate Soils present are managed effectively.

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.