

## Environmental Health Referral Response - acid sulfate soils

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| <b>Application Number:</b>             | DA2023/1068   |
| <b>Proposed Development:</b>           | Demolition works and construction of a vehicle storage facility including a take-away cafe. |
| <b>Date:</b>                           | 17/08/2023  |
| <b>Responsible Officer</b>             | Claire Ryan   |
| <b>Land to be developed (Address):</b> | 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 a 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 refusal at this time.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Investigations Conditions:**

Nil.