

Environmental Health Referral Response - acid sulfate soils

Application Number:	Mod2025/0175
Proposed Development:	Modification of Development Consent DA2023/1621 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	12/05/2025
Responsible Officer	
Land to be developed (Address):	Lot 6 DP 4888 , 185 Ocean Street NARRABEEN NSW 2101

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 proposal seeks a number of amendments to the original consent including the relocation of the swimming pool .The relocation will result in a reduction of the amount of excavation required.

The proposal is supported by a geotechnical report with no changes recommended.

The proposal is supported with a recommended condition to notify should evidence of acid sulphate soils become apparent during the course of works.

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 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.