NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.

CHAPTER G26: ACID SULFATE SOILS AND GEOTECHNICAL (SITE STABILITY) GUIDELINES

Chapter G26 – Acid Sulfate Soils and Geotechnical (Site Stability) Guidelines

Contents

1 Purpose

The purpose of this Chapter is to outline controls and guidelines for land in Shoalhaven that is subject to acid sulfate soils or geotechnical instability.

2 Application

This Chapter applies to all land mapped on Shoalhaven LEP 2014 Acid Sulfate Soils Map and/or land in Shoalhaven that is subject to geotechnical instability. This may include landslip, instability in coastal environments or lands identified as having other geotechnical issues.

3 Context

This Chapter outlines the controls that must be addressed in a development application for land that is subject to acid sulfate soils and/ or geotechnical instability.

4 Objectives

The objectives are to:

i. Ensure acid sulfate soil matters are appropriately investigated and designed for in a development application.
ii. Ensure geotechnical and related structural matters are appropriately investigated and designed for in a development application.

Additional specific objectives are also set out in the controls contained in Section 5 of this Chapter.

5 Controls

5.1 Acid Sulfate Soils

If the development site is within an area identified as having a probability of containing acid sulfate soils by NSW Department of Land and Water Conservation (Soil Conservation Service – Acid Sulfate Soil Risk Map) an Acid Sulfate Soil management plan must be prepared and submitted to Council with applications for development. Such investigation and management plan preparation should be undertaken in accordance with the Acid Sulfate Soil Management Advisory Committee (ASSMAC) Guidelines August 1998.

Performance Criteria	Acceptable Solutions
P1 Where land is identified on the Acid Sulfate Soils Map, proposed development doesn't disturb, expose or drain acid sulfate soils and cause environmental damage.	A1.1 Clause 7.1 of Shoalhaven LEP 2014 is complied with in any development application. A1.2 Where earthworks are proposed, Clause 7.2 of Shoalhaven LEP 2014 is complied with in any development application.

5.2 Geotechnical – Site Stability

The specific objectives are to:

i. Establish whether or not the proposed development is appropriate to be carried out, either conditionally or unconditionally, having regard to any likely geotechnical constraints on the site.
ii. Ensure all geotechnical and related structural engineering conditions are identified by applicants including all appropriate constraints and remedial actions required before, during and after the carrying out of the development.

Performance Criteria	Acceptable Solutions
P2 Buildings and structures are designed to: • Adequately address specific geotechnical difficulties that exist on site and in the surrounding area. • Utilise construction techniques that are sympathetic to the natural slope of the land and minimise excessive disturbance of the site.	A2.1 Buildings and structures are to be located on land with a slope less than 20% and are not in an area known or likely to be subject to site stability problems. A geotechnical report is provided if requested by Council. A2.2 An application for buildings/structures on land with a slope of 20% or greater, or proposed to be located in an area known or likely to be subject to site stability problems, is accompanied by a geotechnical report. **Note:** A geotechnical report is to be prepared by a suitably qualified practicing geotechnical engineer or scientist. The report is to examine: • the stability of the site; • whether the development of the site will adversely affect the stability of the site; • the stability of adjoining land; and • Whether the site stability could have adverse effects on the proposed development. The report is also to include recommendations of works required and methods of construction to be used to ensure the stability of the building, the site

Performance Criteria		Acceptable Solutions	
			and adjoining properties. The geotechnical report will be subject to assessment and approval by Council. Accordingly, the submission of a geotechnical report does not guarantee that the application will be approved, or approved without conditions.
P3	The site works, including excavated and filled areas, will not have a significant detrimental visual impact on the streetscape or when viewed from adjoining properties.	A3.1	Excavated and filled areas are retained by appropriately designed retaining walls or provided with a stabilised batter slope, and an effective drainage system.
		A3.2	Measures are identified that will retain and/or establish vegetation for erosion control and visual amenity.
P4	The building/structure and site works will not have a significant detrimental impact on surface or sub-surface drainage on the site or on adjoining properties	A4.1	A soil and water management plan is submitted that complies with Council's guidelines. The plan demonstrates what measures will be utilised both during and after construction to control erosion and sedimentation of local water courses and drainage systems. **Note:** The soil and water management plan is to be submitted with your development application. If a construction certificate is required, the soil and water management plan may be submitted with your application for a construction certificate.
		A4.2	Erosion and sediment control devices are installed in accordance with Council's guidelines. The size, shape and slope of the allotment and the scale of the building will facilitate the installation of appropriate devices.

Note: Council may request a structural engineer certificates for applications on land that are subject to geotechnical instability

6 Advisory Information

6.1 Other legislation or policies you may need to check

Note: This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application

Council Policies & Guidelines	• Stormwater Protection on Construction Sites (POL12/130).
External Policies & Guidelines	• Nil
Legislation	• Nil