



POLICY No 1
ACID SULFATE SOILS



DOUGLAS SHIRE COUNCIL PLANNING SCHEME POLICY NO 1

Acid Sulfate Soils

Intent

This Policy is intended to support the local dimension of the Planning Scheme by ensuring that development takes account of the presence of Acid Sulfate Soils.

Objectives

The objectives of this Policy are:

- to ensure that the assessment manager for a development application receives all relevant information relating to Acid Sulfate Soils at the time of lodgement of the application; and
- to ensure that the potential risks associated with disturbing Acid Sulfate Soils are addressed.

Definitions

In this policy the following definitions apply:

- “AHD” means Australian Height Datum.
- “Applicant” has the meaning given to it in the Integrated Planning Act 1997.
- “Development” has the meaning given to it in the IPA.
- “Development Application” has the meaning given to it in the IPA.
- “Site” means the site on which the development is proposed.
- “Acid Sulfate Soils” means the common name given to naturally occurring sediments and soils containing iron sulfides (principally iron disulfide (commonly known as pyrite), iron monosulfide or their precursors). The exposure of the sulfide in these soils to oxygen (e.g. by drainage or excavation) leads to the generation of sulfuric acid. Note: The term acid sulfate soil generally includes both actual and potential acid sulfate soils. Actual and potential acid sulfate soils are often found in the same soil profile, with actual acid sulfate soils generally overlying potential acid sulfate soil horizons.



Information to be provided

Where this Policy applies, then, unless the assessment manager waives compliance with some or all of the following requirements, the applicant must lodge the following information with the development application:-

- The height of the site in metres AHD.
- The height/depth of any proposed disturbances of soils relative to 5 metres AHD.
- Site specific information confirming that the site does not contain Acid Sulfate Soils; or

A detailed Acid Sulfate Soils Report prepared by a suitably qualified professional to determine:

- whether Acid Sulfate Soils are present in the area to be disturbed by the development; and
 - if present, the location, depth and severity of Acid Sulfate Soils relevant to the proposed disturbance.
- If Acid Sulfate Soils are to be disturbed by the proposed development, a comprehensive Acid Sulfate Soils Management Strategy outlining how the proposed development will ensure that the release of acid and associated metal contaminants into the environment is avoided.

Any Acid Sulfate Soils Report or Acid Sulfate Soils Management Strategy is to be prepared by a suitably qualified professional and in accordance with the Guideline for State Planning Policy 2/02: Planning and Managing Development involving Acid Sulfate Soils and in accordance with the Queensland Acid Sulfate Soils Technical Manual.

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REVOKED/SUPERSEDED:,