

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/1662
Proposed Development:	Amending DA for Alterations and Additions and Change of Use to the Approved DA No. DA2022/2256 from Mixed Use Development to Shop Top Housing
Date:	24/11/2025
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot 100 DP 1009880 , 22 Raglan Street MANLY NSW 2095

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 site contains acid sulphate soils class 4 in accordance with the Manly Local Environmental Plan 2013.

The proposal is supported by an acid sulphate soils assessment and subsequent acid sulphate soils management plan.

The proposal is supported with a recommendation of a number of conditions of consent.

Recommendation

SUPPORTED - 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

Acid Sulfate Soils

All excavation, construction and associated works must be conducted in accordance with the approved

Acid Sulfate Soil Management Plan titled PRELIMINARY ACID SULFATE SOIL ASSESSMENT PROPOSED MIXED-USE DEVELOPMENT 22 RAGLAN STREET, MANLY, NSW dated 8 October 2025 Ref: E35612Plet-ASSrev1 by JK Environments.

Reason: To ensure management of potential acid sulfate soils.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Acid Sulfate Soil Management Confirmation

Details demonstrating compliance with the approved Acid Sulfate Soil Management Plan titled PRELIMINARY ACID SULFATE SOIL ASSESSMENT PROPOSED MIXED-USE DEVELOPMENT 22 RAGLAN STREET, MANLY, NSW dated 8 October 2025 Ref: E35612Plet-ASSrev1 by JK Environments is to be submitted to the satisfaction of the principal certifier prior to the issue of the occupation certificate.

Reason: To ensure management of potential acid sulfate soils.