

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0923
Proposed Development:	Demolition works and construction of a residential flat building
Date:	23/07/2025
Responsible Officer	
Land to be developed (Address):	Lot 1 SP 478 , 1 / 92 North Steyne MANLY NSW 2095 Lot 2 SP 478 , 2 / 92 North Steyne MANLY NSW 2095 Lot 3 SP 478 , 3 / 92 North Steyne MANLY NSW 2095 Lot 4 SP 478 , 4 / 92 North Steyne MANLY NSW 2095 Lot 5 SP 478 , 5 / 92 North Steyne MANLY NSW 2095 Lot 6 SP 478 , 6 / 92 North Steyne MANLY NSW 2095 Lot CP SP 478 , 92 North Steyne 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 proposal is supported by an Acid Sulphate Soils report by an environmental consultant. The report includes borehole samples and testing. The report concludes that an acid sulphate soils management plan is not required.

The proposal is supported with a recommendation that further notification is required should acid sulphate soils become evidence 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.