

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2024/1171
<b>Proposed Development:</b>	Construction of a single storey building and use of premises as a recreational facility (indoor) and associated signage
<b>Date:</b>	12/09/2024
<b>Responsible Officer</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2742 DP 752038 , 2742 / 9999 Condamine Street MANLY VALE NSW 2093

### 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

Environmental Health has reviewed the documentation provided with this proposal and refers specifically to the Acid Sulphate Assessment by IDEALGEOTECH which states (in part) "...Laboratory sample analysis indicates that test levels exceeded the action criteria in SPOCAS testing and it has been determined that an acid sulphate management plan will be required for excavation activities on the site..."

Clause 6.1 (3) of Warringah Local Environmental Plan 2011 states: "... Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority...."

As no acid sulphate management plan has been provided with the proposal documentation, the proposal is not supported at this time.

### Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Environmental Investigations Conditions:**

Nil.