

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2021/2590
Date:	15/02/2022
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 5 DP 939161 , 40 Pine 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 subject site is mapped as being within class 4 and 5 acid sulfate soils and the applicant confirms that the works are not more than 2 metres below the natural ground surface and are not works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.

The Geological report states that no excavation is proposed with the exception of footings to bedrock.

Environmental Health supports the proposal 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

Any new information revealed during excavation works that has the potential to alter previous conclusions about acid sulfate soil shall be immediately notified to the Principal Certifying Authority. An acid sulfate management plan will then be required.

Reason: To ensure management of potential acid sulfate soils.