

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0143
Proposed Development:	Demolition works and construction of shop top housing
Date:	20/02/2025
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

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 seeks consent for demolition and construction of shop top housing.

The site is classified as acid sulphate soils class 4 and 5.

Findings by a specialist consultant have determined that the likelihood of the presence of acid sulphate soils is low, that it is acknowledged that further intrusive soil investigation would need to be conducted.

Clause 7.1 of the Pittwater Local Environmental Plan 2014 provides that development consent must not be granted for the carrying out of the proposed works unless an Acid Sulfate 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, and no such plan has been provided to the consent authority.

Accordingly, the proposal is not supported

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.