

Environmental Health Referral Response - acid sulfate soils

Application Number:	Mod2024/0128
Proposed Development:	Modification of Development Consent DA2018/1669 granted for Demolition works and construction of a shop top housing development including strata subdivision
Date:	16/04/2024
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 1288013 , 21 Whistler 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

This application is seeking consent for modifications to approved development (DA2018/1669) for demolition and construction of a new 5 story apartment building at 21 Whistler Street, Manly.

The modifications include lowering the basement levels by 260mm.

Previous Acid Sulfate Soils investigations associated with DA2018/1669 were for excavation up to 5.50m in depth below existing ground surface levels. The property is within Acid Sulfate Soils mapped Class 4. Borehole 1 went to a depth of 5m and borehole two went to a depth of 4.2 metres (as per Geotechnical Site Investigations Report prepared by Crozier dated October 2018 as part of DA2018/1669.)

The 2018 report states: *Based on the investigation results it is considered that there is a low likelihood of intersecting Acid Sulfate Soils below the site, whilst the proposed works do not appear to impact the water table. The excavation for the car stacker will be slightly deeper than the investigation was able to extend, however it is considered that conditions have a low likelihood of changing within the subsequent 0.50m depth below the Investigation base, though further investigation is recommended.*

The site investigation results indicate there is a low probability of intersecting Acid Sulfate Soils below the site within the depth of the proposed works, whilst the proposed works should have no impact on the water table external to the site provided the recommendations of this report are implemented.

A new Geotechnical Investigations Report dated 2 June 2023 prepared by Geotechnical Consultants Australia states; *maximum excavation depths varying from approximately 4.7m to 7.3m are expected to be required for construction of the proposed development. Locally deeper excavations for the lift shafts, and building footings and service trenches are also anticipated to be required as part of the planned development.*

The excavation depths have increased however the likelihood of intercepting Acid Sulfate Soils remains low.

Environmental Health recommends approval without conditions however the original conditions applied through the DA remain applicable.

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:

Nil.