

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0515
Proposed Development:	Construction of a dwelling house
Date:	16/05/2025
Responsible Officer	
Land to be developed (Address):	Lot 13 DP 24418 , 15 Pitt 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

The subject site contains a portion of land that is listed as class 4 acid sulphate soils. No acid sulphate soils assessment has been undertaken, however in consideration of the plans provided with the proposal, acid sulphate soils are unlikely to be disturbed. Accordingly, the proposal is supported with a condition of consent recommended in the event that acid sulphate soils are encountered during 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.