

## Environmental Health Referral Response - acid sulfate soils

<b>Application Number:</b>	DA2025/0320
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house
<b>Date:</b>	16/04/2025
<b>Responsible Officer</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 5 DP 5511 , 9 Short Street NORTH MANLY NSW 2100

### 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

A new two storey dwelling is proposed to be constructed upon the land which is classified as class 2 acid sulphate soils.

The Warringah LEP 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."*

There appears to be no documentation supplied with the proposal addressing the presence or potential for acid sulphate soils at the site.

Accordingly, the proposal is not supported at this time.

#### Updated comments 16/04/2025

A review of Environmental Health's previous comments offers the following correction:

The land is classified as class 4 acid sulphate soils.

Given the nature of the proposal and in consideration of the plans supplied, works more than 2 metres below the natural ground surface are not indicated.

Accordingly, the proposal is supported with a condition of consent requiring notification should evidence of acid sulphate soils become apparent 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.