

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/1750
Proposed Development:	Alterations and additions to a Pub
Date:	23/01/2024
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1280856 , 42 North Steyne MANLY NSW 2095 Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso 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 modification is for alterations and additions to a pub and tourist and visitor accommodation. Douglas Partners provided a report to summarise findings for acid sulfate soils. The following has been recommended and will be conditioned.

- *Soils above the water table (RL 0.5 to RL 1.0 m AHD) have a very low risk of being AASS, and hence AASS are not expected above RL 1.0 m AHD.*
- *Soils below the water table should be treated as PASS and should be tested, handled and managed as per the Desktop ASS Management Plan by Foundation Earth Sciences, dated October 2021 (Ref: E2680-2). This would include all spoil from piling and any bulk excavation that extends below RL 1.0 m AHD.*

Environmental Health recommends approval.

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

Potential Acid Sulfate Soils Management

Soils below the water table should be treated as Potential Acid Sulfate Soils and should be tested, handled and managed as per the Desktop ASS Management Plan by Foundation Earth Sciences, dated October 2021 (Ref: E2680-2). This would include all spoil from piling and any bulk excavation that extends below RL 1.0 m AHD.

Reason: To ensure Acid Sulfate Soils are managed effectively.

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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Acid Sulfate Soil Compliance Report

Prior to any Occupation Certificate being issued, a report must be provided to the Principal Certifying Authority that demonstrates compliance with Section 6 of the "Conceptual Acid Sulphate Soil Management Plan" prepared by Foundation Earth Sciences, dated October 2021, referenced as E2680-2.

Reason: To ensure management of potential acid sulfate soil