

Environmental Health Referral Response - acid sulfate soils

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| Application Number: | DA2025/0138 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 20/02/2025 |
| Responsible Officer | |
| Land to be developed (Address): | Lot 56 DP 12578 , 15 Lakeside Crescent 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

The site is classed as class 4 acid sulphate soils

The proposal involves a suite of largely internal alterations to the dwelling house that do not involve significant excavation or soil disturbance.

A geotechnical report supplied with the proposal documentation outlines filed sampling and testing and concludes that an acid sulphate soils management plan is not required for the development.

Environmental Health agrees with this conclusion and is in support of the development with a condition of consent recommended should new evidence arise in relation to the presence of acid sulphate soils during the course of 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.