

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2025/0320
Proposed Development:	Demolition works and construction of a dwelling house
Date:	03/04/2025
Responsible Officer	Jordan Howard
Land to be developed (Address):	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.

Recommendation

REFUSAL

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.