

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2019/0645
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot CP SP 15752 , 26 Whistler Street 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

Environmental Health was given a referral about Acid Sulphate Soils, further to this we investigated matters relating to industrial concerns. This included noise, excavation dust, EMR exposure, Acid Sulphate Soils etc. In summary, we support the proposal approval subject to certain conditions.

Points regarding the electromagnetic radiation on the site:

- If Ausgrid, owners of the adjacent substation, object to the proposal, we should not proceed and Environmental Health must again be referred to for comment.
- The report identified alleged shortfalls of current regulations and standards in setting safe and precautionary long-term exposure levels e.g. general exposure limits outlined in National and International standards are much higher than the levels where bioeffects have been observed in clinical trials.
- In the independent assessment of electromagnetic radiation, the survey failed to mention the amplifiers located on top of the building (adjacent) at 22 Central Avenue, Manly.
- Environmental Health can only have faith in the survey conducted, that the conclusion of "no significant magnetic fields" is correct and intends to provide the lowest level of harm to residents.

Recommendation

APPROVAL - subject to conditions

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Acid Sulphate Soils

All works must comply with the Acid Sulphate Soils Conceptual Plan written by JK Environments on 19 June 2019.

In identifying Acid Sulphate Soils, the investigation plan must be adhered to the above mentioned plan, analyses must be made prior to inserting shoring walls or piling. Option A or B can be used in dealing with Acid Sulphate Soils.

Finally, 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 Certifying Authority prior to further commencement. In this case, an Acid Sulfate Soils Management Plan is to be prepared by a suitably qualified geotechnical engineer and in accordance with the Acid Sulfate Soils Manual (ASSMAC, 1998) and submitted to the Council for review.

Reason: Manage Acid Sulphate Soils to prevent damage or harm to Environment or Public Health.

Dust from demolition materials

Vehicles entering and leaving the site with soil or fill material must be covered.

Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the Landcom's *Managing Urban Stormwater: Soils and Construction* (The 'Blue Book').

Reason: To ensure residential amenity is maintained in the immediate vicinity.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Noise from mechanical plant

Mechanical plant situated on the roof area of the premises must be acoustically treated to ensure noise emissions are not audible at the nearest residential premises. Details are to be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

Noise from operation of mechanical plant situated in a place other than the roof area must not exceed more than 5dB(A) above the background (LA90, 15 min) level during the day and shall not exceed the background level at night (10.00pm - 7.00am) when measured at the boundary, balcony or habitable room of potentially affected residential occupancies.

Council may require the owner or occupier of the premises to engage the services of a suitably qualified professional to undertake an acoustic assessment of the premises in the event concerns regarding the emission of 'offensive noise' are raised and/or justified by Council.

Reason: To protect the acoustic amenity for residents.