

Environmental Health Referral Response - acid sulfate soils

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	22/08/2023
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave 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

This application seeks consent for the demolition of the existing structures and the construction of a shop top housing development at 35-43 Belgrave Street, Manly.

The land is Acid Sulfate Soils Class 4. A Preliminary Site Assessment undertaken by JK Environments dated 30 June 2023 Ref:E35999BTTrptRev1 has stated the following:

Although at a low concentration, oxidisable sulfur was reported in one sample analysed, suggesting that PASS may be present at the site. Further assessment of the natural soils will be required to appropriately delineate the lateral and vertical extent of any PASS present at depths likely to be

disturbed during the proposed development. Disturbed PASS will require management during the works where natural soils are excavated/exposed to air. Once the final development scenario is known, management requirements are to be documented in an ASS management plan (ASSMP).

9.2.4

At this time, the extent of Potential Acid Sulfate Soils (PASS) on the site is unknown therefore further investigation will be required. Council has an obligation to ensure the need for an Acid Sulfate Soils Management Plan is or is not required before development consent can be granted.

Environmental Health recommends refusal at this time.

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.