

Natural Environment Referral Response - Coastal

Application Number:	DA2023/0726
Proposed Development:	Construction of an inclinator and associated landscaping works
Date:	16/08/2023
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 171 DP 15376 , 257 Whale Beach Road WHALE BEACH NSW 2107

Reasons for referral

This application seeks consent for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.11 & 2.12);
- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- Relevant LEP and DCP clauses.

The development application concerns the proposal for a new residential inclinator lift and associated decks and landscaping on the property 257 Whale Beach Road, Whale Beach.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Walter Barda Design dated May 2023, the DA satisfies requirements under clauses 2.11 and 2.12 of the SEPP R&H.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Development on Foreshore Area

A section of the subject property is within the foreshore building line. Part 7, Clause 7.8 –Limited development on foreshore area of the Pittwater LEP 2014 applies for any development within the foreshore area.

The DA proposes works of an inclinator carries a non-compliance with section 7.8 Limited development on the foreshore area of the Pittwater LEP, Development consent must not be granted

for development on land in the foreshore area.

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Walter Barda Design dated May 2023, the DA does not satisfy the objectives and requirements of Part 7, Clause 7.8 of the Pittwater LEP 2014.

The proposal is therefore supported.

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

Recommended Natural Environment Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Geotechnical Issues

All conditions outlined in the Geotechnical investigation prepared by White Geotechnical Group dated April 2023 are to be complied with and adhered to throughout development.

Reason: To ensure the proposed inclined lift, excavation, foundations, footings, and various minor external alterations and additions are undertaken in an appropriate manner and structurally sound.