

Natural Environment Referral Response - Coastal

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| Application Number: | DA2021/2485 |
| Date: | 09/02/2022 |
| Responsible Officer | Stephanie Gelder |
| Land to be developed (Address): | Lot 53 DP 9745 , 13 Monash Crescent CLONTARF NSW 2093 |

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

It is noted the application does not include a seawall and these plans have been provided for information only.

The application is not supported in its current form due to lack of information:

* The Statement of Environmental Effects (SEE) submitted does not consider the *Coastal Management Act 2016*, State Environmental Planning Policy (Coastal Management) 2018, Sydney Harbour Catchment Regional Environment Plan, 2005 or Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005.

* The SEE also does not explicitly consider Clause 6.9 (Foreshores Scenic Protection Area) of the Manly LEP 2013 and Part 5, section 5.4.1 Foreshores Scenic Protection Area of the Manly DCP 2013. The geotechnical report provided does not consider the proposal, namely a spa.

* The geotechnical report indicates that advice on possible replacement or remediation measures for the existing seawall is required.

* In contrast, the site report submitted indicates a new seawall is to be built and there is uncertainty around its design. The design of the seawall has not been included in plans and the SEE and must be defined. This is also required to examine the suitability of the spa in its proposed location.

* With the above undefined, the geotechnical stability and safety of the proposal is unclear and a determination cannot be made.

* Clause 15 of the Coastal Management SEPP is to be addressed with regard to the proposal.

* Council is in possession of draft Estuarine Hazard information which has been prepared for a Northern Beaches wide LEP and DCP. This is in line with information already available for Pittwater waterway. This shows the estuarine planning level for this property as 2.97 AHD. The proposed floor level is above this, however it would be prudent to consider this information in the planning for all infrastructure below this level including the spa.

* Council also has a report titled 'Identification of Coastal Hazard risk areas to projected sea level rise for Manly LGA' WRL, 2012 which can be provided for the preparation of Coastal Assessment.

The proposal is therefore unsupported.

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

Recommended Natural Environment Conditions:

Nil.