

Natural Environment Referral Response - Coastal

Application Number:	DA2023/0852
Proposed Development:	Alterations and additions to a dwelling house
Date:	09/08/2023
Responsible Officer	Mark Milton
Land to be developed (Address):	Lot 1 DP 1203970 , 190 Barrenjoey Road NEWPORT NSW 2106

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 works provide a small addition to the existing viewing deck over the escarpment and also involves the demolition of an existing staircase and the construction of a partially covered pergola and a privacy screen to the north of the existing viewing deck to provide shade and privacy to the area.

The proposed development is in line with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the '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 A Studio Architecture 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.

Pittwater LEP 2014 and Pittwater 21 DCP

The subject site is also shown to be affected by Coastline Bluff/Cliff Instability Hazard on Council's Coastal Risk Planning Map in Pittwater LEP 2014. As such, the Geotechnical Risk Management Policy

for Pittwater (Appendix 5, Pittwater 21 DCP) and the relevant B3.4 Coastline (Bluff) Hazard controls in P21 DCP will apply to new development of the site.

Coastline Bluff Hazard Management

A Geotechnical Report by Crozier Geotechnical Consultants dated June 2023 assessing coastline (bluff)/ coastal cliff or slope instability has been submitted with the DA. The report assessed that the proposed works are considered separate from and not affected by a geotechnical hazard, with all previously completed structures considered designed and constructed to provide the required "Acceptable" risk management criteria for the design life of the development, as per the Councils Geotechnical Risk Management Policy for Pittwater - 2009.

All new proposed works are additions to the existing structures and involve no further excavation, fill or geotechnical component, therefore further geotechnical reporting is not required.

As such, it is considered that the application does comply, subject to conditions, with the requirements of the coastal relevant clauses of the Pittwater LEP 2014 and Pittwater 21 DCP.

No conditions additional to those already applied to the original consent (DA2020/0179) are recommended.

No other coastal issues.

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:

Nil.