

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/0981
<b>Date:</b>	28/07/2021
<b>Responsible Officer</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1 DP 1263133 , 31 Marine Parade AVALON 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

The DA proposes demolition of the existing dwelling and construction of a new dwelling with a detached garage and landscaping.

The application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against the coastal relevant requirements of Pittwater LEP 2014 and Pittwater 21 DCP.

### Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to the proposed development.

The proposed development is considered to be consistent with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

### State Environmental Planning Policy (Coastal Management) 2018

The subject land has been included on the 'Coastal Environment Area' map and the 'Coastal Use Area' map under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment and as assessed in the Coastal Engineering Advice and the Statement of Environmental Effects submitted in support of the DA, the proposal satisfies requirements under clauses 13, 14 and 15 of the CM SEPP. As such, it is considered that the application does comply with the relevant requirements of the State Environmental Planning Policy (Coastal Management) 2018.

### Pittwater LEP 2014 and Pittwater 21 DCP

Coastline Bluff Hazard Management

The subject site is also shown to be affected by Coastline Bluff/Cliff Instability Hazard on Council's Coastal Risk Planning Map and Clause 7.5 in Pittwater LEP 2014. 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.

Coastal Engineering Advice assessing the coastal hazard has been prepared by Horton Coastal Engineering, dated 3 June 2021, for the proposed development. The advice concluded that an allowance for erosion/weathering of on average 5 to 12mm/year should be made and that coastal inundation is not a significant risk for the proposed development over a planning period of well over 100 years.

As such it is considered that, subject to conditions, the application does comply with the relevant Coastline Bluff/Cliff Instability Hazard requirements of Pittwater LEP 2014 and Pittwater 21 DCP.

#### 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 no development within the foreshore area. On internal assessment and as assessed in the Revised Statement of Environmental Effects submitted in support of the DA, the proposal is therefore considered to satisfy the Clause 7.8 controls of 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Coastal Bluff Engineering Assessment Implementation

The advice and recommendations contained in the approved Coastal Engineering Assessment report prepared by Horton Coastal Engineering, dated 3 June 2021, must be addressed as necessary through the Geotechnical Risk Management Report prepared by White Geotechnical Group, dated 9 June 2021, in support of the development application and must be incorporated as required into construction plans and structural specifications for the development.

Reason: To ensure potential hazards associated with development on a Coastal Bluff are minimised.

#### Coastal Bluff Engineering Assessment Implementation

All development or activities must be designed and constructed such that they will not increase the level of risk from coastal processes for any people, assets or infrastructure in surrounding properties; they will not adversely affect coastal processes; they will not be adversely affected by coastal processes.

Reason: To ensure potential hazards associated with development on a Coastal Bluff are minimised

### 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