

Natural Environment Referral Response - Coastal

Application Number:	Mod2021/0515
Date:	03/08/2021
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 12 DP 867302 , 79 B Lauderdale Avenue FAIRLIGHT NSW 2094

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

Updated Comments (03/08/2021)

Recommended for approval subject to the additional condition below:

- Geotechnical issues (during works).

Original comments (28/07/2021)

This application was assessed in consideration of:

- Supplied plans and reports;
- *Coastal Management Act 2016*;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005;
- State Environmental Planning Policy (Coastal Management) 2018 (clause 15); and
- Relevant LEP and DCP clauses.

The application meets the requirements of the relevant Environmental Planning Instruments and policies.

Recommended for approval subject to conditions:

- Design impact on coastal processes and public/private amenity (prior to issue of construction certificate).

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

Design Impact on Coastal Processes and Public/Private Amenity

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact the coastal process and public/private

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Geotechnical Issues

In accordance with 'S4.55 Geotechnical Review Letter' (AG20172C), prepared by Ascent Geotechnical Consulting Pty Ltd dated 21 June 2021, the recommendations outlined in Table 2 of the Preliminary Geotechnical Assessment (AG20172) dated 23 July 2020 remain relevant and applicable. As such these recommendations are to be complied with and adhered to throughout development.

Reason: To ensure all works (i.e. footings) are undertaken in an appropriate manner and structurally sound.