

Natural Environment Referral Response - Coastal

Application Number:	DA2022/0627
Date:	20/05/2022
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 5 DP 12985 , 30 Cumberland Avenue COLLAROY NSW 2097

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 application has been assessed in consideration of the Coastal Management Act 2016 and State Environmental Planning Policy (Resilience and Hazards) 2021, and has also been assessed against requirements of the Warringah LEP 2011 and Warringah DCP 2011

Coastal Management Act 2016

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

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 and Hazards) 2021

As the subject site has been identified as being within the coastal zone and therefore SEPP (Resilience and Hazards) 2021 is also applicable to the proposed development.

The subject land has been included on the 'Coastal Environment Area' under the State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP). Hence, Division 3 of the RH SEPP apply for this DA.

As assessed in the submitted Statement of Environmental Effects (SEE) , Council accepts the assessment, that the DA satisfies the requirements under Division 3 of the RH SEPP. As such, it is considered that the application complies with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Warringah LEP 2011 and Warringah DCP 2011

No coastal related issues identified. As such, it is considered that the application does comply with the requirements of the coastal relevant clauses of the Warringah LEP 2011 and Warringah DCP 2011

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