

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2485
Date:	22/03/2022
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 understood that the application has been modified to combine two previously separate applications: a proposal for a new seawall and a proposal for a spa.

The spa is included in the seawall designs but is not mentioned in the amended Statement of Modifications, amended Statement of Environmental Effects or the Coastal Engineering Risk Management report.

The addendum to the geotechnical report identified features of the proposed seawall that should be addressed for structural integrity, but it is unclear whether the necessary amendments have been made.

As per Clause 15 of the Coastal Management SEPP, Council must be certain that the proposal will not increase the risk of coastal hazards or be at risk from coastal hazards. The report dated 9 February 2022 Coastal Engineering Risk Management Report for 13 Monash Crescent Clontarf is to be amended to demonstrate the suitability of the site for the proposed spa under existing conditions.

The applicant must provide evidence and sufficiently clarify that the proposed spa is of sound design and will not be at risk of coastal hazards under existing conditions. There is no obligation on the owner to build the seawall once approved and the application therefore needs to demonstrate the spa is suitably designed and located in the absence of the proposed new seawall.

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.