

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/0084
<b>Date:</b>	02/03/2021
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 14 DP 240055 , 21 Maitland Street DAVIDSON NSW 2085

### 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*, State Environmental Planning Policy (Coastal Management) 2018; Sydney Harbour Catchment Regional Environment Plan, 2005 and Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005. The application has also been assessed against requirements of the Warringah LEP 2011 and Warringah DCP 2011.

The application has also been assessed using Northern Beaches SREP assessment template.

### 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 (Coastal Management) 2018

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Clauses 13 (coastal environment area) and 14 (coastal use area) do not apply as the site is also located within the SREP area. Hence, only Clause 15 of the CM SEPP apply for this DA.

### Comment:

On internal assessment, the DA satisfies requirements under Clause 15 of the CM SEPP. As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

## **Sydney Regional Environment Plan (Sydney Harbour Catchment), 2005**

### **Harbour Foreshores & Waterways Area**

The subject site is located within the Sydney Harbour Catchment and is identified as being within the Foreshores and Waterways Area. Hence Part 2, Clause 14 and Part 3, Division 2 apply in assessing this DA.

On internal assessment, it is determined that the Planning Principles and Matters for Consideration of the Area have been met.

## **Warringah LEP 2011 and Warringah DCP 2011**

### **Landslip Risk Management**

The subject property is identified to be located on 'Landslip Risk Map and a part of the property is in Class B. Hence, Section 6.4 Development on Sloping Land of the Warringah LEP 2011 applies.

A preliminary risk assessment is conditioned in granting consent of the DA.

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

**Geotechnical Hazards**

The subject property is located within Potential Geotechnical Landslip Hazard area. Due to the works proposed, a geotechnical assessment is required prior to the commencement of works.

Reason: To ensure that the proposed works will not have any detrimental impacts within the potential geotechnical landslip hazard area or on environmentally sensitive areas.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Geotechnical Issues**

Following construction activities provide Council with a geotechnical report that has investigated the stability of the site and provided an assessment of any new landslip hazards prior to the issue of an occupation certificate.

Reason: To ensure works are undertaken in an appropriate manner.