

Natural Environment Referral Response - Coastal

Application Number:	DA2020/1762
Date:	22/06/2021
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot 2 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 559856 , 316 Hudson Parade CLAREVILLE 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 application has been assessed in consideration of

- Coastal Management Act 2016
- State Environmental Planning Policy (Coastal Management) 2018
- Pittwater LEP 2014
- Pittwater 21 DCP

Further, the application has been assessed in consideration of the following:

- No navigational concerns from the Transport for NSW- Maritime Division dated 10 May 2021 enclosing dated and signed maps
- Refusal from the DPI-Fisheries under the Department of Primary Industries dated 29 March 2021
- Absence of current Consent to lodge DA from the Department of Crown Lands under the NSW Planning, Industries & Environment
- Absence of current Consent to lodge DA from Northern Beaches Council

The proposal as submitted is not supported due the likely impacts on access along the public foreshore and likely impacts on the marine environment as noted in the Marine Habitat Survey report submitted with the application and the DPI Fisheries response to this proposal. These impacts are inconsistent with the above listed planning controls and legislation. Any application for a boatshed, ramp, slipway, concrete jetty, timber jetty & steps and berthing area at this site requires concurrence from DPI fisheries

and must satisfy the following matters:

- A footprint that is similar to the original structures
- No reclamation of waterfront land for private development
- A proposal that is in accordance with the Environmentally Friendly Seawalls Guideline (OEH 2009)
- Provision of public access along the foreshore
- Address potential impacts to marine habitat

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.