

Memo

Department

To: Chair - Northern Beaches Local Planning Panel

Cc: Peter Robinson - Executive Manager, Development Assessment

From: Tom Prosser – Town Planner

Date: 15 June 2022

Subject: DA2022/0216 - 45 Wimbledon Avenue, North Narrabeen

Record Number: 2022/363973

Development within the Coastal Proximity Area

Council's Coast and Catchment officer considered Division 1 (Section 2.8) of the SEPP (Resilience and Hazards) and confirmation of this assessment which is within the report as provided below:

"State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Wetlands and Littoral Rainforest Area', 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (RH SEPP). Hence, Divisions 1 (Section 2.8), 3, 4 and 5 of the RH SEPP will apply to the subject DA. On internal assessment, the DA satisfies the requirements of Divisions 1 (Section 2.8), 3, 4 and 5 of the RH SEPP. As such, it is considered that the application does comply with the provisions of State Environmental Planning Policy (Resilience & Hazards) 2021 subject to conditions."

I have also confirmed with Council's Coast officer about the reasons they have considered the proposal to be consistent with the provisions of Division 1, Section 2.8 of the SEPP. These reasons are as follows:

- The section of the swimming pool within the area is minor
- The size and scale of the development within the rear is minimal.
- The amount of ground disturbance and excavation within the coastal proximity area is minimal.
- Conditions have been imposed for Stormwater, Sediment and erosion control, and pollution control to appropriately mitigate any impact.

Recommendation:

No changes required to assessment report recommendations