

# Explainer:

## Part 8 Managing Risk and Environmental Conditions

This Part of the draft Bayside Development Control Plan 2022 provides controls for a variety of matters relating to the management of certain conditions, processes, hazards and risks, both natural and human-caused. These include:

Coastal Foreshores and Hazards	Hazardous Development and Risk	Development on Sloping Sites
Wetlands	Soil Management	

### Chapter 8.1 – Coastal Foreshores and Hazards

This chapter contains objectives and controls to guide development occurring in the coastal area, where risks such as erosion, inundation and geotechnical instability have a higher probability of occurring.

Erosion refers to the wearing away of the land by the action of natural forces. Coastal or tidal inundation is the flooding of coastal lands by ocean waters, which is generally caused by large waves and elevated water associated with severe storms and the peak of the high tide. Geotechnical risks in the coastal zone refer to coastal cliff or slope instability.

This chapter must be read alongside the provisions in *State Environmental Planning Policy (Resilience and Hazards) 2021*.

#### Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
<b>8.1 Coastal foreshores and hazards</b>	New chapter		

### Chapter 8.2 – Wetlands

This chapter contains objectives and controls in relation to any proposed development that may occur in, or have potential impacts, on Bayside's wetland areas. It must be considered alongside Clause 6.5 Riparian land, wetlands and waterways of *Bayside Local Environmental Plan 2021* (LEP), which contains mapped areas identified as wetlands. The chapter elaborates upon this mapped area, by categorising parts of the area as either 'Key Wetland' or 'General Wetland', while also identifying a broader area surrounding the wetland as a 'Wetlands Catchment'. Controls are outlined for each area category, which detail the outcomes that must be achieved, and specific assessments that must be undertaken, for certain types of developments proposed in these areas.

The maps associated with this chapter are contained in the following Appendices to the DCP:

- Key Wetland Areas – Appendix 4
- General Wetland Areas and Wetland Catchment – Appendix 5

### Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
<b>8.2 Wetlands</b>	New chapter, elaborating upon Bayside LEP 2021 Clause 6.5 Riparian land, wetlands and waterways		

## Chapter 8.3 – Hazardous Development and Risk

This chapter provides an overview, definitions, objectives and controls relating to development involving potentially hazardous or offensive industrial activities. It must be considered alongside *State Environmental Planning Policy (Resilience and Hazards) 2021*, which provides a systematic approach to planning and assessing proposals for potentially hazardous and offensive development for the purpose of industry or storage.

The chapter also contains requirements for the assessment of development proposed in the vicinity of:

- Botany / Randwick Industrial Area;
- Dangerous Goods Routes along Denison Street, Hillsdale and Stephen Road, Botany; and
- High Pressure Gas Pipeline that follows the ARTC Rail Corridor to the Qenos Site at the Botany Industrial Park.

### Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
<b>8.3 Hazardous development</b>		Moved from various land use and precinct chapters to new standalone chapter	

## Chapter 8.4 – Soil Management

The scale of development in Bayside and its close proximity to Botany Bay and other waterways means that there is the potential for sediment to be washed into waterways. Planning in advance and using simple control measures will reduce this impact.

This chapter contains objectives and controls to require that development protects the environmental quality of waterways, by minimising soil loss and managing site disturbance.

### Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
<b>8.4 Soil Management</b>			From 4.1.4 Soil Management

## Chapter 8.5 – Development on Sloping Sites

Site excavation and filling should be minimised so as not to affect the ecology of the site and to minimise excessive stormwater runoff. Building form should generally be stepped in accordance with the slope of the land to minimise these environmental impacts and the amenity impacts on adjoining neighbours.

This chapter contains objectives and controls to ensure that development limits site excavation and minimise cut and fill, to ensure buildings relate to the topography of the land and protects neighbouring properties.

### Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
<b>8.5 Development on Sloping Sites</b>			From 4.1.6 Development on Sloping Sites