

Natural Environment Referral Response - Coastal

Application Number:	DA2019/1332
Responsible Officer	Kevin Short
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street AVALON BEACH 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

Referral Body Recommendation

Recommended for refusal

Refusal comments

Refused due to lack of information.

As already mentioned during PLM, the property at 12A John Street, Avalon Beach has been identified as being affected by tidal inundation on Council's Estuarine Hazard Mapping. The Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.10 Estuarine Hazard - Subdivision controls will apply to any proposed development of the site.

In accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), an **estuarine planning level (EPL) of RL 2.22m AHD** has been adopted by Council for the subject site.

The B3.10 Estuarine Hazard - Subdivision control stipulates as follows in regard to building platforms: 'The subdivision of land requires the area of land contained on the landward side of the Foreshore Building Line for each additional allotment created to be at or above the Estuarine Planning Level.'

No details have been provided how this control has been addressed in the submitted Statement of Environmental Effects.

Furthermore, the B3.10 Control elaborates, 'Innovative and alternative designs in wave action and tidal inundation protection measures may be permitted on a merit basis subject to demonstration through an Estuarine Risk Management Report that the protection measures can be achieved'.

The assessment for subdivision remains pending till receipt of the Estuarine Risk Management Report. The report should be prepared by a specialist coastal engineer who is a registered professional engineer and has an appropriate level of professional indemnity insurance.

Assessments of DA2019/1333 and DA2019/1334 shall also remain pending and require separate Estuarine Risk Management Reports.

Recommended Natural Environment Conditions:

Nil.