

Natural Environment Referral Response - Coastal

Application Number:	DA2025/1552
Proposed Development:	Construction of a dwelling house including swimming pool, garage and associated works
Date:	05/11/2025
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 2 DP 1022509 , 3 A Beach Road NEWPORT NSW 2106

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

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.11 & 2.12);
- Relevant LEP and DCP clauses.

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.

It is requested that the Statement of Environmental Effects (SEE) assess the proposed development under the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Use Area' map under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H).

It is requested that the SEE assess the proposed development under Clauses 2.11 and 2.12 of the SEPP.

Pittwater LEP 2014 and Pittwater 21 DCP

Coastline Bluff Hazard Management

It is requested that the development application address Clause 7.5 of the Pittwater LEP 2014, B3.4 of the Pittwater 21 DCP and the requirements of the Geotechnical Risk Management Policy for Pittwater, including:

- A Coastal Risk Management Report prepared by a Coastal Engineer must be incorporated into the geotechnical assessment as an appendix. The report is to include Form 1 and Form 1(a) and assess the impact of coastal processes on the site and the coastal forces prevailing on the bluff. The Coastal Engineer's assessment must be addressed within the Geotechnical Report and structural specification.

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.