

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2025/1422
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool and garage
<b>Date:</b>	16/10/2025
<b>Responsible Officer</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 102 DP 16393 , 48 The Serpentine BILGOLA 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

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.