

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0577
Proposed Development:	Alterations and additions to a dwelling house
Date:	24/06/2025
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 37 DP 14682 , 32 Iluka Road PALM BEACH NSW 2108

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

The application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Resilience & Hazards) 2021 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

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. The proposed development is in line with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Avenue Town Planning, dated 4 April 2025 the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP R&H.

As such, it is considered that the application is generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Pittwater LEP 2014 and Pittwater 21 DCP

Estuarine Hazard Management

The subject property has also been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As such, the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7-B3.10 Estuarine Hazard Controls will apply to any proposed development of the site.

Based on the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base estuarine planning level (EPL) of RL 2.79 m AHD has been adopted by Council for the subject site. A reduction

factor (RF) based upon the distance from the foreshore of proposed development may also apply at a rate of 0.08 m reduction to the EPL for every 5 m distance from the foreshore edge up to a maximum distance of 40 m.

As some of the proposed development is potentially located below the adopted EPL, all development must comply with B3.7 Estuarine Hazard - and accompanied by an Estuarine Risk Management Report.

On internal assessment at as assessed in the Statement of Environmental Effects, prepared by Avenue Town Planning, dated 4th April 2025, the DA satisfies the requirements of the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7-B3.10 Estuarine Hazard Controls.

As such it is considered that the application is generally consisted with the requirements of the Estuarine Risk management Policy for Development in Pittwater.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Estuarine Planning Level Requirements

An Estuarine Planning Level (EPL) of 2.79m AHD with a reduction factor of 0.08m for every 5m distance from the foreshore edge up to a maximum distance of 40m has been adopted by Council for the subject site and shall be applied to all development proposed below this level as follows:

1. All structural elements below INSERT m AHD shall be of flood compatible materials;
2. All electrical equipment, wiring, fuel lines or any other service pipes and connections must be located either above INSERT m AHD or waterproofed to this level; and
3. The storage of toxic or potentially polluting goods, chemicals or materials, which may be hazardous or pollute the waterway, is not permitted below INSERT m AHD.
4. All interior power supplies (including electrical fittings, outlets and switches) must be located at or above INSERT m AHD. All exterior power supplies (including electrical fittings, outlets and switches) shall be located at or above INSERT m AHD to avoid the likelihood of contact with splashing waves and spray.

Reason: To ensure vulnerable components of the development are built at the appropriate level.