

Natural Environment Referral Response - Coastal

Application Number:	DA2021/1862
Date:	26/10/2021
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 15 DP 12979 , 102 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

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Coastal Management) 2018 (clauses 13, 14 & 15); and
- Relevant LEP and DCP clauses.

A base Estuarine Planning Level of RL 2.81 m AHD has been adopted by Council for this property. The Pittwater DCP B3.7 Estuarine Hazard Controls are satisfied as construction will occur above the foreshore building line and in accordance with a final floor level of 2.88 m, as noted in the Statement of Environmental Effects.

The DA also complies with clause 7.8 of the Pittwater LEP 2014 with only partial demolition of the boat shed is to occur below the foreshore building line.

The application meets the requirements of the relevant Environmental Planning Instruments and policies.

The application is supported subject to conditions:

- Stormwater management (prior to construction certificate)
- Installation and maintenance of erosion and sediment controls (prior to commencement)

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

Stormwater Management

Stormwater shall be disposed of in accordance with Council's Policy. The stormwater management plan is to be implemented to ensure that there is no increase in stormwater pollutant loads arising from the approved development. Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development, ensuring that the proposed works do not negatively impact receiving waters.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site