

Natural Environment Referral Response - Coastal

Application Number:	DA2018/1769
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 830669 , 1167 Barrenjoey 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

Estuarine Risk Management

The property at 1167 Barrenjoey Road, Palm Beach has been identified as being affected by estuarine wave action and 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 B3.7 Estuarine Hazard Controls will apply to any proposed development of the site.

An estuarine risk management report prepared by Horton Coastal Engineering Pty Ltd, dated 12 December 2017 has been submitted in support of the DA. The coastal engineer has determined that an Estuarine Planning Level (EPL) of RL 3.2m AHD is applicable for the site. The proposed development is able to satisfy the relevant requirements of the Estuarine Risk Management Policy and related Estuarine Hazard controls if all recommendations of the approved Estuarine Risk Management Report are implemented and subject to conditions.

State Environmental Planning Policy (Coastal Management) 2018. 12 Development on land within the coastal vulnerability area

Development consent must not be granted to development on land that is within the area identified as "coastal vulnerability area" on the Coastal Vulnerability Area Map unless the consent authority is satisfied that:

- (a) *if the proposed development comprises the erection of a building or works—the building or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and*
- (b) *the proposed development:*
 - (i) *is not likely to alter coastal processes to the detriment of the natural environment or other land, and*
 - (ii) *is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development, and*
 - (iii) *incorporates appropriate measures to manage risk to life and public safety from coastal hazards, and*
- (c) *measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards.*

Comment:

The subject land has not been included on the Coastal Vulnerability Area Map under *State Environmental Planning Policy (Coastal Management) 2018* (CM SEPP) and in regard to clause 15 of the CM SEPP the proposed development is unlikely to cause increased risk of coastal hazards on the subject land or other land.

As such, it is considered that the application complies with the requirements of *State Environmental Planning Policy (Coastal Management) 2018* as they relate to development on land identified as a coastal vulnerability area or land that may be affected by coastal hazards.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Natural Environment Conditions:

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

Estuarine Hazard Design Requirements

The following applies to all development:

All development or activities must be designed and constructed such that they will not increase the level of risk from estuarine processes for any people, assets or infrastructure in surrounding properties; they will not adversely affect estuarine processes; they will not be adversely affected by estuarine processes; they will not reduce public access to or diminish the amenity of adjoining public foreshore land.

Reason: To minimise potential risk associated with coastal hazards for development in the coastal zone.

Estuarine Planning Level Requirements

An Estuarine Planning Level (EPL) of RL 3.2m AHD has been determined by Horton Coastal Engineering Pty Ltd for the subject site and shall be applied to all development proposed below this level as follows:

- All structural elements below RL 3.2m AHD shall be of flood compatible materials;
- All electrical equipment, wiring, fuel lines or any other service pipes and connections must be located either above RL 3.2m AHD or waterproofed to this level; and
- The storage of toxic or potentially polluting goods, chemicals or materials, which may be hazardous or pollute the waterway, is not permitted below RL 3.2m AHD.

Reason: To ensure aspects of the development likely to be affected by wave action and tidal inundation are built at the appropriate level.

Compliance with Estuarine Risk Management Report

The development is to comply with all recommendations of the approved Estuarine Risk Management Report prepared by Horton Coastal Engineering Pty Ltd, dated 11 December 2017 and these recommendations are to be incorporated into construction plans and engineering specifications.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To minimise potential risk associated with estuarine hazards for development in the coastal zone.

Structural Engineering for Estuarine Risk

Structural engineering design for the development shall be prepared, with input as necessary from a chartered professional engineer with coastal engineering as a core competency, to ensure that for the design life of the new development (taken to be 100 years unless otherwise justified and accepted by Council) the raised seawall is able to withstand the wave impact forces and loadings identified in the approved Estuarine Risk Management Report prepared by Horton Coastal Engineering Pty Ltd dated 11 December 2017.

Reason: To ensure structural engineering design is prepared by an appropriately qualified professional

Engineers Certification of Plans

The structural design for the raised seawall shall be prepared by and each plan/sheet signed by, a registered professional civil or structural engineer with chartered professional status (CP Eng) who has an appropriate level of professional indemnity insurance and shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure structural engineering design is prepared by an appropriately qualified professional