

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/2672
<b>Date:</b>	25/01/2022
<b>Responsible Officer</b>	Clare Costanzo
<b>Land to be developed (Address):</b>	Lot 8 DP 16692 , 115 Narrabeen Park Parade MONA VALE NSW 2103

### 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

A preliminary assessment of the DA has been undertaken and the following further information is requested:

a) The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 (CM Act) is applicable to the DA. The proposed development should be consistent with the objects, as set out under Clause 3 of the Coastal Management Act 2016. The subject land has been included on the 'Proximity to Littoral Rainforest and Coastal Wetland Area'; 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). An amended Statement of Environmental Effects (SEE) needs to be submitted addressing the CM Act and all relevant requirements and provisions of the CM SEPP.

b) The subject site is shown to be affected by Coastline Bluff/Cliff Instability Hazard on Council's Coastal Risk Planning Map in Pittwater LEP 2014 and the relevant provisions of the Geotechnical Risk Management Policy for Pittwater (Appendix 5, P21 DCP) and the B3.4 Coastline (Bluff) Hazard control in P21 DCP will apply to proposed development of the site.

All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.

As per Section 6.5 (i) of the Geotechnical Risk Management Policy for Pittwater, "For coastal bluff areas designated on Pittwater's Coastal Risk Planning Map, a coastal engineer's report on the impact of coastal processes on the site and the coastal forces prevailing on the bluff must be incorporated into the geotechnical assessment as an appendix and the Coastal Engineer's assessment must be addressed through the Geotechnical Report and structural specification".

The coastal engineer must also execute the relevant parts of Form 1 and 1(a) in the Geotechnical Risk Management Policy for Pittwater.

A Coastal Engineer is a specialist coastal engineer who is a registered professional engineer with chartered professional status as a CP Eng with coastal engineering as a core competency and, has an appropriate level of professional indemnity insurance.

c) The subject site is included on the Pittwater Foreshore Building Line Map and Clause 7.8: Limited development on foreshore area in Pittwater LEP 2014 applies to proposed development of the site. The requirements of this clause should also be addressed in the amended Statement of Environmental Effects.

The coastal assessment will be finalised once the additional information has been received.

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.