

Natural Environment Referral Response - Coastal

Application Number:	Mod2018/0387
Responsible Officer	Nick Armstrong
Land to be developed (Address):	Lot 46 DP 13620 , 967 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 967 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.

Based upon the survey submitted with the DA, the foreshore edge treatment type for the subject site appears to be a seawall with a variable crest height slightly >2.0m AHD. As such, in accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), an estuarine planning level (EPL) of RL 2.65m AHD has been adopted by Council for the subject site.

With the exception of the the new boat/storage shed, development the subject of this application is proposed to be constructed above the adopted EPL. Subject to conditions, however the proposal is able to satisfy the relevant requirements of the Policy and related controls.

Coastal Management Act 2016

The development proposal is located within the coastal zone of NSW and is subject to the provisions of the Coastal Management Act 2016 (CM Act) and associated State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP).

The subject site is included on the Coastal Wetlands and Littoral Rainforests Area Map as a Proximity Area to Littoral Rainforest and on the Coastal Environment Area Map as well as the Coastal Use Area Map. The objectives and requirements of both the CM Act and the CM SEPP must be addressed by the DA as they relate to development proposed in these coastal management areas.

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 access to or diminish the amenity of adjoining public foreshore land.

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

Estuarine Planning Level Requirements

An Estuarine Planning Level (EPL) of 2.65m AHD has been adopted by Council for the subject site and shall be applied to all development proposed below this level as follows:

- All structural elements below 2.65m AHD shall be of flood compatible materials;
- The finished floor level of the proposed boat/storage shed shall be at or above 2.65m AHD;
- All electrical equipment, wiring, fuel lines or any other service pipes and connections must be located either above 2.65m 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 2.65m AHD.

Reason: To ensure vulnerable development is built at the appropriate level