

Natural Environment Referral Response - Coastal

Application Number:	DA2020/1463
Date:	27/11/2020
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 3 DP 13449 , 6 Wurringulla Avenue ELVINA BAY NSW 2105

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

NOT SUPPORTED DUE TO LACK OF INFORMATION

ESTUARINE RISK MANAGEMENT

Estuarine Hazards

The subject property 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 development of the site

Estuarine Planning Level (EPL)

Based on the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base estuarine planning level (EPL) of RL 2.67m AHD has been adopted by the 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 0.06m reduction to the EPL for every 5.00m distance from the foreshore edge up to a maximum distance of 40.0m.

The proposed base of the inclinor and FFL of the boatshed are located below the provided EPL, Hence, an Estuarine Risk Management Report will be needed. Though the DA has considered the EPL and provided some information but these are not adequate to professionally assess the risks and their management.

As per Appendix 7 of the Pittwater 21 DCP, applicants may also seek their own professional advice on estuarine planning levels based on design life of proposed developments from a suitably qualified Coastal Engineer at the expense of the individual applicant.

It is the responsibility of the applicant to submit the independent wave action and tidal inundation information and risk assessment to Council in the form of a technical Estuarine Risk Management Report of adequate qualitative and quantitative detail addressing estuarine level information, the management of risk due to estuarine hazards at an acceptable level and the consideration of other environmental impacts (where applicable) as they affect the subject land neighbouring properties and adjoining foreshore lands.

An Estuarine Risk Management Report should consider development constraints due to estuarine hazard impacts on the land, including an assessment of the degree of inundation, effects of wave action, impacts of waterborne debris, buoyancy effects, and other emergency issues during the design event (100 ARI event). The report should also contain recommendations as to any reasonable and practical measures that can be undertaken to remove foreseeable risk associated with estuarine hazards for the design life of the development.

An estuarine risk management report must be prepared by a specialist coastal engineer who is a registered professional engineer with chartered professional status (CP Eng) and with coastal engineering as a core competency and has an appropriate level of professional indemnity insurance

The DA will be assessed further once the report is submitted and available.

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.