

## Natural Environment Referral Response - Coastal

Application Number:	DA2018/1342
Responsible Officer	Angela Manahan
Land to be developed (Address):	Lot 3A DP 13374 , 1165 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 1165 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 development of the site.

Based upon the survey lodged with the DA, the foreshore edge treatment type for the subject site appears to be a vertical seawall with a variable crest height up to approximately RL 2.00m AHD. As such, in accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), an estuarine planning level (EPL) of RL 2.80m AHD has been adopted by Council for the subject site.

With the exception of the lower section of the inclinor, development the subject of this DA is proposed above the adopted EPL. As such the proposal is able to satisfy the relevant requirements of the Policy and associated controls subject to conditions.

#### 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).

Under SEPP CM the subject site is included 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 applicant 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 public access to or 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 2.80m 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 2.80m AHD shall be of flood compatible materials;
- All electrical equipment (including motors, wiring, fittings, outlets and switches), fuel lines or any other service pipes and connections must be located either above 2.80m 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 2.80m AHD.

Reason: To ensure that aspects of the development vulnerable to estuarine hazards are built at an appropriate level