

Natural Environment Referral Response - Coastal

Application Number:	DA2022/1155
Date:	10/08/2022
Responsible Officer	Michael French
Land to be developed (Address):	Lot 102 DP 803977 , 167 Riverview Road AVALON BEACH NSW 2107

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

The application is REFUSED for lack of information.

The applicant has proposed to raise the existing stone seawall in its current location from an existing height of 1.76-2.0 to 2.6m AHD and as per the requirements of the Section 27 of the Coastal Management Act 2016, this is considered as coastal protection work and it has to be assessed and demonstrated that the proposed work will not pose or likely to pose a threat to public safety over the life of the works. This needs to be assessed and justified through a Risk Management Report.

Further, the subject property has been identified as being affected, among others, 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 proposed developments.

In accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base estuarine planning level (EPL) of RL2.60m AHD has been adopted by Council for this property. A reduction factor (RF) based upon the distance from the foreshore of proposed development may also apply at a rate of 0.07m reduction to the EPL for every 5.00m distance from the foreshore edge up to a maximum distance of 40.00m. No further reduction is applicable

A Risk Management Report should consider development constraints, including an assessment of the degree of inundation, effects of wave action, impacts of waterborne debris, buoyancy effects, and other emergency issues. The report should also contain recommendations as to any reasonable and

practical measures that can be undertaken to remove foreseeable risk for the design life of the development.

This 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.

Further assessment will remain pending till receipt of the report.

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.