

Natural Environment Referral Response - Coastal

Application Number:	DA2022/1153
Date:	27/10/2022
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot B DP 302895 , 1162 Pittwater Road COLLAROY NSW 2097

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

This response has been prepared based on review of the following documents relevant to the site and application:

- Coastal Engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 20 June 2022, submitted with application DA2022/1153.
- Statement of Environmental Effects for the proposed new dwelling at 1162 Pittwater Rd, Collaroy, prepared by Complete Thought Studio dated June 2022 submitted with application DA2022/1153.

Due to the presence of coastal protection works at this location the matters relevant to the coastal assessment of this application are the location of the building in relation to minimum setbacks for development outlined in the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach (2016).

The proposal has also been assessed against and is considered to be consistent with the following:

- WLEP 2011, Clause 6.5
- WDCP 2011, Part E9
- State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 2 Clauses 2.10, 2.12 and 2.13.

Based on this assessment the proposal is supported subject to condition. Specifically that it be confirmed that the building is designed and constructed in accordance with the minimum setbacks for properties with new or upgraded coastal protection works outlined on the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach (2016).

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Certification of Building Setback

Construction drawings and specifications be prepared and signed by a suitably qualified engineer demonstrating that the proposed development is in accordance with the minimum setbacks for properties with new or upgraded coastal protection works outlined on the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach (2016). This certification is to be submitted to the Principle Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure compliance with the minimum setbacks for properties with new or upgraded coastal protection works outlined on the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach (2016).