

Natural Environment Referral Response - Coastal

Application Number:	DA2022/0880
Date:	26/08/2022
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 7 DP 17704 , 20 Cabarita Road AVALON BEACH NSW 2107 Lot LIC 500491 , 20 Cabarita 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

REFUSED pending submission of additional report.

Despite suggested in Council's PLM Note dated 28 January 2021, the applicant has submitted a "this technical letter, prepared by Cardno (NSW/ACT) Pty. Ltd. dated 24 August 2021 presents "a summary of Cardno's opinion" on the proposed development. This is inadequate.

As requested in Council's PLM 2021/0004 Meeting Notes dated 28 January 2021 to submit a 'Coastal Engineering and Risk Management Report'. The Meeting Note suggested that "the applicant will therefore need to demonstrate to Council's satisfaction that there is the potential for erosion from coastal processes at the subject site and that protection of property is necessary." The technical letter presented an opinion that "the existing seawall is somewhat dilapidated and likely unsafe. Constructing a new seawall in a continuous alignment would be safer for the owners and public alike".

A Coastal Engineering and Risk Management Report'. should assess adequacy of the proposed seawall to withstand existing coastal processes and the rising sea level for the design life of the seawall and suggest recommendations on how to manage residual risks, if any.

As requested in Council's PLM 2021/0004 Meeting Notes dated 28 January 2021,. "the report should accompany a signed Form 1 provided in the Appendix 7 - Estuarine Risk Management Policy for Development in Pittwater."

The application will be further assessed once the applicant submits the Coastal Engineering and Risk Management 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.