

Natural Environment Referral Response - Coastal

Application Number:	DA2019/0673
Responsible Officer	Alex Keller
Land to be developed (Address):	Lot C DP 415908 , 132 Crescent Road NEWPORT NSW 2106

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 development application is unable to be assessed.

The 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 proposed development of the site.

The majority of the work is above the Estuarine Planning Level (EPL) and has therefore not been considered in the Statement. From the Landscape Plans however, it appears the sandstone retaining masonry walls are below the EPL (2.5m AHD) and this has not been addressed.

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 2.5m AHD has been adopted by Council for the subject site.

Estuarine Risk Management Report

As significant new development, sandstone masonry walls as per the landscape plan, are proposed on land below the adopted EPL, an Estuarine Risk Management Report as per Clause B3.7 must be submitted in support of the DA. The requirements of other relevant controls under D15. 15 Waterfront Development Controls in Pittwater 21 DCP may also need to be considered.

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 Estuarine Risk Management Report requires to accompany two Forms to declare and certify.

Form 1 – Declaration and Certification made by Coastal Engineer in relation to the Estuarine Risk Management Report prepared in support of a DA

Form 2 – Declarations and Certification made by Structural Engineer or Civil Engineer and Coastal Engineer in relation to the design.

Form 1 is to be submitted with an Estuarine Risk Management Report accompanying a Development Application/Part 5 Assessment. Form 2 must be attached with the submission of the structural documentation required for the determination of a Construction Certificate. The applicant must issue a copy of the structural documents and Form 2 to the Coastal Engineer who prepared or technically verified the Estuarine Risk Management Report for the Development Application now requiring a Construction Certificate

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Natural Environment Conditions:

Nil.