

Natural Environment Referral Response - Coastal

Application Number:	DA2024/0698
Proposed Development:	Construction of a swimming pool and associated works
Date:	28/06/2024
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 8 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108 Lot 10 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108 Lot 9 DP 16749 , 1027 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

REFUSED, REQUIRING ADDITIONAL SUPPORTING REPORT

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 at the site.

In accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base estuary planning level of 2.79m AHD has been adopted by Council for the year 2050 i.e. if the design life of proposed development is 25 years or less. If the design life is higher, it is advisable to consider a base estuarine planning level (EPL) of RL 3.29m AHD. A reduction factor (RF) based upon the distance from the foreshore of proposed development may also apply at a rate of 0.08m 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.

As per relevant Estuarine Hazard Controls B3.7, new developments shall be at or above the Estuarine Planning Level.

The proposed deck and top wall of the swimming pool are located below the adopted EPL. An Estuarine Risk Management Report is required if the proposed development is below the EPL.

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.

As per Appendix 7 of the Pittwater 21 DCP, applicants may also seek their own professional advice on determination of estuarine planning levels from a suitably qualified Coastal Engineer through an estuarine risk management report.

Based on above considerations, a further assessment of the DA remains pending.

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.