

## Natural Environment Referral Response - Coastal

Application Number:	DA2019/1254
Responsible Officer	Nick Keeler
Land to be developed (Address):	Lot 71 DP 6746 , 22 Ocean 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

The application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

The property is located within a "Wave inundation" hazard area designated on the Coastal Risk Planning Map that is referenced in Pittwater Local Environmental Plan 2014. The subject property is also mapped as being land identified under Coastline Beach Hazard Area on the Pittwater 21 Development Control Plan (DCP) Map MDCP016. As such, the Coastal Risk Management Policy for Development in Pittwater (Appendix 6, Pittwater 21 DCP) and the relevant B3.3 Coastline (Beach) Hazard controls in P21 DCP will apply to new development of the site.

The DA has not been assessed for lack of relevant information.

As per section 9.3 of the Appendix 6, Pittwater 21 DCP, a Coastal Risk Management Report needs to be submitted addressing all the requirements.

This report is to be prepared by suitably qualified coastal engineering and structural engineering consultants.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Natural Environment Conditions:

Nil.