

Natural Environment Referral Response - Coastal

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| Application Number: | DA2019/0120 |
| Responsible Officer | Rhiannon McLardy |
| Land to be developed (Address): | Lot 6 DP 6555 , 120 Garden Street NORTH NARRABEEN NSW 2101 |

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

Coastal Hazards

The definition of coastal hazards in the *Coastal Management Act 2016* includes 'erosion and inundation of foreshores caused by tidal waters and the action of waves, including the interaction of those waters with catchment floodwaters'. The interaction of tidal inundation and catchment floodwaters is addressed by the Narrabeen Lagoon Flood Study (2013) and as such, the risk from coincident coastal hazards is covered by the relevant provisions of the Floodplain Risk Management Policy and associated Flood Prone Land controls in P21 DCP. Consequently the Flood Prone Land controls will prevail and no additional coastal hazard conditions are considered necessary.

State Environmental Planning Policy (Coastal Management) 2018 12 Development on land within the coastal vulnerability area

Development consent must not be granted to development on land that is within the area identified as "coastal vulnerability area" on the Coastal Vulnerability Area Map unless the consent authority is satisfied that:

- (a) *if the proposed development comprises the erection of a building or works—the building or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and*
- (b) *the proposed development:*
 - (i) *is not likely to alter coastal processes to the detriment of the natural environment or other land, and*
 - (ii) *is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development, and*
 - (iii) *incorporates appropriate measures to manage risk to life and public safety from coastal hazards, and*
- (c) *measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards.*

Comment:

At the commencement of State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP) no Coastal Vulnerability Area Map was adopted and therefore no coastal vulnerability area has been identified. In regard to clause 15 of the CM SEPP the proposed development is unlikely to cause increased risk of coastal hazards on the subject land or other land.

As such, it is considered that the application complies with the requirements of State Environmental Planning Policy (Coastal Management) 2018 as they relate to development on land identified as a coastal vulnerability area or land within the coastal zone that may be affected by coastal hazards.

Referral Body Recommendation

Recommended for approval

Refusal comments**Recommended Natural Environment Conditions:**

Nil.