

Natural Environment Referral Response - Coastal

Application Number:	Mod2014/0091
Responsible Officer	Mitchell Drake
Land to be developed (Address):	Lot 6 DP 111254 , 1142 Pittwater Road COLLAROY NSW 2097

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

This property is on land located in an area at risk of coastal erosion and wave impact during severe storms. DA2014/0276 or this modification have not addressed the impact of these coastal processes on the proposed pool. As the pool is to be located within the area of wave impact it is likely to be damaged during a coastal storm. This would create a hazard for the property at 1142 Pittwater Road, adjoining properties and the beach. To address this the proposal will be conditioned to ensure it is suitably designed.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Coastal Processes

This property is on land located in an area at risk of coastal erosion and wave impact during severe storms. The proposed pool is to be designed and constructed to withstand the impacts of coastal erosion and wave impact resulting from a 1 in 100 year ARI event.

Details demonstrating compliance with the above requirement are to be prepared by suitably qualified engineer and submitted to the certifying authority for approval prior to issue of the construction certificate.

Reason: Protection from Coastal Processes (DACNECPCC1)

