

Natural Environment Referral Response - Coastal

Application Number:	DA2019/0534
Responsible Officer	Penny Wood
Land to be developed (Address):	Lot 179 DP 15376 , 271 Whale Beach Road WHALE BEACH NSW 2107

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

Referral Body Recommendation

Recommended for refusal

Refusal comments

Lack of Information

1) The proposed development is located on a coastal bluff area, designated in the Pittwater's Coastal Risk Planning map. For this, according to Geotechnical Risk Management Policy for Pittwater, Clause 6.5 (i), a **Coastal Engineer's Report** on the impact of coastal processes on the site and the coastal forces prevailing on the bluff must be incorporated into the geotechnical assessment as an appendix and the Coastal Engineer's assessment must be addresses through the Geotechnical Report and structural specification

2) According to Pittwater 21 DCP, Section C1.19: Incline Passenger Lifts and Stairways

An **acoustic assessment prepared by an acoustic engineer** demonstrating that the noise level from the incline passenger lift will not exceeds 5D(b)A above background noise when measured from the nearest property boundary

Further, an analysis of the proposal demonstrating that the incline passenger lifts and associated stairways cause minimal visual and acoustic disturbance to environment and neighbours. needs to be included in the **Statement of Environmental Effects**

3) Further, the Statement of Environmental Effects (SEE) submitted with the DA, has not referred to SEPP (Coastal Management) 2018 & hence did not address requirements of the SEPP (CM)

Recommended Natural Environment Conditions:

Nil.