

Natural Environment Referral Response - Coastal

Application Number:	DA2019/0619
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 1 DP 121833 , 13 A 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

This parcel has been assessed in accordance with the Coastal Management SEPP against Clause 13, 14 and 15.

The land on which constructions have been proposed is identified on the Pittwater 21 Development Control Plan - Coastal Beach Hazard.

All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Part B Appendix 5).

Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Part B Appendix 5) for the life of the development.

The DA accompanies a Geotechnical Report prepared by Douglas Partners Consultants dated 24 April 2019. The report does not include an assessment by Coastal Engineer, as required under the Geotechnical Risk Management Policy for Pittwater (see Part B Appendix 5). However, due to the proposed location of the works being above the wave inundation zone, an assessment by a coastal engineer is not necessary.

The impacts on the coastal environment are deemed acceptable. Any geotechnical conditions applied by the development engineer are supported.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Natural Environment Conditions:

Nil.