

Natural Environment Referral Response - Coastal

Application Number:	Mod2018/0394
Responsible Officer	Nick Armstrong
Land to be developed (Address):	Lot 1 DP 878612 , 125 Riverview Road AVALON BEACH NSW 2107 Lot 2 DP 878612 , 127 Riverview Road AVALON 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

Estuarine Risk Management

The property at 127 Riverview Road, Avalon Beach has been identified as being affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. The Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7 Estuarine Hazard Controls will apply to any proposed development of the site.

As the foreshore edge treatment type and levels have not been included in the survey submitted with the modification application, following a desktop analysis of aerial photography for the subject site and in accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), an estuarine planning level (EPL) of RL 2.71m AHD has been determined for the site.

With the possible exception of the lower section of the relocated inclinometer, development the subject of this application is proposed to be constructed above the adopted EPL. Subject to conditions however, the proposal is able to satisfy the relevant requirements of the Policy and related controls.

Coastal Management Act 2016

The development proposal is located within the coastal zone of NSW and is subject to the provisions of the *Coastal Management Act 2016* (CM Act) and associated *State Environmental Planning Policy (Coastal Management) 2018* (CM SEPP).

The subject site is included on the Coastal Environment Area Map as well as the Coastal Use Area Map. The objectives and requirements of both the CM Act and the CM SEPP must be addressed by the applicant as they relate to development proposed in these coastal management areas.

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

Estuarine Hazard Design Requirements

The following applies to all development:

All development or activities must be designed and constructed such that they will not increase the level of risk from estuarine processes for any people, assets or infrastructure in surrounding properties; they will not adversely affect estuarine processes; they will not be adversely affected by estuarine processes; they will not reduce public access to or diminish the amenity of adjoining public foreshore land.

Reason: To minimise potential risk associated with estuarine hazards for development in the coastal zone.

Estuarine Planning Level Requirements

An Estuarine Planning Level (EPL) of 2.71m AHD has been adopted by Council for the subject site and shall be applied to all development proposed below this level as follows:

- All structural elements below 2.71m AHD shall be of flood compatible materials;
- All electrical equipment (including wiring, fittings, outlets and switches), fuel lines or any other service pipes and connections must be located either above 2.71m AHD or waterproofed to this level; and
- The storage of toxic or potentially polluting goods, chemicals or materials, which may be hazardous or pollute the waterway, is not permitted below 2.71m AHD.

Reason: To ensure vulnerable development is built at the appropriate level