

Natural Environment Referral Response - Coastal

Application Number:	DA2021/1448
Date:	14/09/2021
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 25 DP 13457 , 106 Prince Alfred Parade NEWPORT NSW 2106 Lot PO 5606 , 106 Prince Alfred Parade NEWPORT NSW 2106

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

The development proposal is for a new carport, alterations and additions to the existing dwelling and indoor swimming pool, alterations to the existing boatshed as well as associated landscaping at 106 Prince Alfred Parade, Newport.

A preliminary assessment of the application has been made in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against the coastal relevant requirements of Pittwater LEP 2014 and Pittwater 21 DCP.

The development proposal, however, has not provided sufficient information to enable the assessment to be completed.

Pittwater LEP 2014 and Pittwater 21 DCP

Estuarine Hazard Management

The subject property has been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As such, 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. In accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base estuarine planning level (EPL) of RL 2.68m AHD applies at the subject site.

While the proposed new carport and alterations and additions to the dwelling and swimming pool are above the adopted EPL, the existing floor level for the boat shed (RL 2.22m AHD) is below the EPL. Proposed alterations to the boat shed trigger the provisions of B3.7 Estuarine Hazard controls in P21 DCP. Variations to the B3.7 Controls provides that consideration may be given on a merit basis to a floor level of a boat shed at a level lower than the Estuarine Planning Level where it can be demonstrated through an Estuarine Risk Management Report that the proposed development of the boat shed is structurally designed to withstand periodic wave action and tidal inundation up to the Estuarine Planning Level.

An Estuarine Risk Management Report must address the objectives and relevant requirements of the Estuarine Risk Management Policy for Development in Pittwater as well as those of the CM Act and CM SEPP. The report must be prepared by a specialist coastal engineer who is a registered professional engineer with chartered professional status (CP Eng) and with coastal engineering as a core

competency and who has an appropriate level of professional indemnity insurance.

Development Seaward of Mean High Water Mark

Works located on Crown land below the Mean High Water Mark are proposed as a part of the subject DA including to repair/make good the existing seawall, repair/make good the existing stair to the foreshore and repair/make good the front of the boat shed. The nature and extent of the proposed repair/make good works have not been defined in the submitted plans and needs to be clarified and elaborated.

Landowner's consent to lodge a DA will need to be provided from the Department of Planning, Industry and Environment – Crown Lands for the proposed work on Crown foreshore and waterway below the MHWM.

The relevant requirements of Section D15.12: Development seaward of mean high water mark in Pittwater 21 DCP will also apply to the proposed development.

The DA will be further assessed on receipt of the requested additional information including an Estuarine Risk Management Report.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.