

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	Mod2021/0321
<b>Date:</b>	17/06/2021
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	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

The modification application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

#### **Coastal Management Act 2016**

The subject site has been identified as being within the coastal zone and therefore *Coastal Management Act 2016* is applicable to the proposed development. The proposed development is in line with the objects, as set out under Clause 3 of the *Coastal Management Act 2016*.

#### **State Environmental Planning Policy (Coastal Management) 2018**

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps but not been included on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment, the DA satisfies requirements under clauses 13, 14 and 15 of the CM SEPP. As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

#### **Pittwater LEP 2014 and Pittwater 21 DCP**

#### **Coastline Beach Hazard Management**

The property is located within a "Wave inundation" hazard area designated on the Coastal Risk

Planning Map that is referenced in Pittwater Local Environmental Plan 2014. The subject property is also mapped as being land identified under Coastline Beach Hazard Area on the Pittwater 21 Development Control Plan (DCP) Map MDCP016.

No objection to the proposed modifications subject to adherence to the conditions provided for the previous determinations for DA2019/0619 dated 10 October 2019 and Mod2020/0146 dated 1 June 2020.

The proposal is therefore supported.

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

**Recommended Natural Environment Conditions:**

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

**Adherence to previous conditions**

Adherence to the conditions provided for the previous determinations for DA2019/0619 dated 10 October 2019 and Mod2020/0146 dated 1 June 2020.

Reason: To comply with previously set conditions.