

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/1522
<b>Date:</b>	20/09/2021
<b>Responsible Officer</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot C DP 381427 , 189 Riverview Road AVALON BEACH NSW 2107 Lot LIC 567410 , 189 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

The development proposal is for demolition of the existing site structures and the construction of a new dwelling at 189 Riverview Road, Avalon Beach.

Preliminary assessment of the application has been undertaken in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 and the coastal relevant requirements of Pittwater LEP 2014 and Pittwater 21 DCP. Adequate information to complete the coastal assessment has not been provided.

### Coastal Management Act 2016 and State Environmental Planning Policy (Coastal Management) 2018

The subject site has been identified as being within the NSW Coastal Zone and therefore the Coastal Management Act 2016 (CM Act) is applicable to the proposed development.

The subject site has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, clauses 13, 14 and 15 as well as other relevant clauses of the CM SEPP will apply to this DA. The objects and specific requirements of the CM Act and CM SEPP should be addressed, as they relate to the proposed development, in the Statement of Environmental Effects (SEE). An amended SEE addressing these matters should be submitted in support of the DA.

The coastal assessment will be completed upon receipt of the additional information.

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.