

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2557
Date:	24/01/2022
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 2 DP 541280 , 1 A Elvina Avenue 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

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Coastal Management) 2018 (clauses 10, 11, 13, 14 & 15); and
- Relevant LEP and DCP clauses.

The subject property has been mapped as Coastal Wetlands and Littoral Rainforest Area; Proximity to Coastal Wetlands and Littoral Rainforest Area; Coastal Environment Area and Coastal Use Area under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). All relevant requirements and provisions of the CM SEPP will need to be addressed in the Statement of Environmental Effects (SEE) and an amended SEE should be prepared and lodged in support of the DA.

The development will also be designated development if works are proposed to occur within the mapped Coastal Wetland Area along the eastern margin of the site. The applicant will be required to comply with CM SEPP cl.10 and an EIS may be required if development (including the removal of trees) is planned to occur within the wetland area.

The extent of the Coastal Wetland Area must be clearly defined in the DA in order to determine if development is proposed within this area. If works are not intended to occur within mapped wetland area then this will need to be sufficiently demonstrated. It must be evident that sufficient measures have been, or will be, taken to protect, and where possible enhance, the biophysical, hydrological and ecological integrity of coastal wetland or littoral rainforest.

The subject property 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 proposed development. It is noted, however, that the estuarine planning level for this site is below the flood planning level. As such, the flood planning level and associated controls prevail.

Once additional information is received the coastal referral will be finalised.

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.