

Natural Environment Referral Response - Coastal

Application Number:	DA2023/0023
Proposed Development:	Change of use of Level 1 of a hotel (The Newport) from residential accommodation to office/staff rooms including minor internal works
Date:	31/01/2023
Responsible Officer	Gareth David
Land to be developed (Address):	Lot 1 DP 72587 , 1 Kalinya Street NEWPORT NSW 2106 Lot 1 DP 527172 , 1 Kalinya Street 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

SUPPORTED WITHOUT CONDITIONS

The application has been assessed in consideration of the:

- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience & Hazards) 2021;
- Pittwater LEP 2014 and Pittwater 21 DCP; and
- plans and supporting documents lodged with this DA.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to this DA. The proposed development is considered to be consistent with the objects, as set out under Part 1 Section 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Chapter 2 of SEPP (R & H) applies to this DA.

On internal assessment the DA satisfies requirements under Divisions 3, 4, and 5 of SEPP R&H. As such it is considered that the application does comply with the provisions of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Pittwater LEP 2014

Development on Foreshore Area

The subject property is affected by the foreshore building line and Part 7, Clause 7.8 –Limited development on foreshore area of Pittwater LEP 2014 applies for any development within the foreshore area. As none of the proposed development is located seaward of the foreshore building line, the DA satisfies the provisions of Clause 7.8 - Limited development on foreshore area.

Pittwater 21 DCP

Estuarine Risk Management

The subject property has also been identified as 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 B3.9 Estuarine Hazard Controls will apply to any proposed development of the site. As the proposed development is located well above the adopted Estuarine Planning Level it satisfies the requirements of the B3.9 Estuarine Hazard Controls.

No other coastal planning or development controls relevant to the subject subdivision proposal were identified.

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:

Nil.