

Natural Environment Referral Response - Coastal

Application Number:	DA2020/0219
Date:	11/03/2020
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 30 DP 204399 , 185 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 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

As the subject site has been identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is also applicable to the proposed development.

The subject land has been included on the 'Littoral Rainforest and Proximity Area' map but not been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps or on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 11 and 15 of the CM SEPP apply for this DA.

Comment:

Assessment for Areas proximity to Littoral Rainforest will be done by 'Bushland and Biodiversity' Section of the Council. On internal assessment of other coastal related aspects, the DA satisfies requirements of the CM SEPP. and comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

No coastal related issues identified.

As such, it is considered that the application does comply with the requirements of the coastal relevant clauses of the Pittwater LEP 2014 and Pittwater 21 DCP.

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.