

Natural Environment Referral Response - Coastal

Application Number:	DA2021/1123
Date:	09/08/2021
Responsible Officer	Phil Lane
Land to be developed (Address):	Lot 1 DP 208499 , 60 Cabarita 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 DA proposes alterations and additions to an existing dwelling including internal modifications, a new roof, an addition to the first floor and deck additions to the ground and first floors. 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 the 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 the Coastal Management Act 2016 is applicable to the proposed development. The proposed development is consistent 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 under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

On internal assessment and as assessed in the Statement of Environmental Effects prepared by Stephen Crosby & Associates Pty Ltd (July 2021) 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 State Environmental Planning Policy (Coastal Management) 2018.

Pittwater LEP 2014 and 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. As such, 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 any proposed development of the site.

On internal assessment the existing dwelling is constructed above a level of about RL 8.30m AHD and is above the applicable EPL (RL 2.57m AHD) for the site. The proposed development is therefore able to satisfy the relevant estuarine risk management requirements of P21 DCP.

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.

The DA shows all proposed works to be above the foreshore building line with no works proposed within the foreshore area and the DA is therefore considered to satisfy the objectives and requirements of Clause 7.8 of Pittwater LEP 2014.

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.