

Natural Environment Referral Response - Coastal

Application Number:	DA2020/0666
Date:	10/07/2020
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 3 DP 16941 , 128 Queenscliff Road QUEENSCLIFF NSW 2096

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 Warringah LEP 2011 and Warringah DCP 2011.

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 'Coastal Environment Area' and partly under the 'Coastal Use Area' maps but not been included on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment, 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 the State Environmental Planning Policy (Coastal Management) 2018.

Warringah LEP 2011 and Warringah DCP 2011

The subject land has partly been shown on 'Warringah Waterways and Riparian Lands'. Hence, Section E8; Waterways and Riparian Lands of the Warringah DCP 2011 applies.

However, proposed developments are not located on 'Warringah Waterways and Riparian Lands'.

As such, it is considered that the application does not need to be complied with the requirements of the Section E8; Waterways and Riparian Lands of the Warringah DCP 2011

No other coastal related issues 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.