

Natural Environment Referral Response - Coastal

Application Number:	DA2022/1080
Date:	28/07/2022
Responsible Officer	David Auster
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102

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 (Resilience and Hazards) 2021 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 (Resilience and Hazards) 2021

The subject land has been included on the 'Proximity area for coastal wetlands' under the State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP) and so Clause 2.8 of the RH SEPP applies for this DA.

On internal assessment and as assessed in the summited State of the Environmental Effects Report prepared by Northern Beaches Planning UNDATED, the DA satisfies the requirements under clause 2.8 of the RH SEPP and as such it is considered that the application complies with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Pittwater LEP 2014 and Pittwater 21 DCP

No coastal related issues identified. As such, it is considered that the application complies 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.