

Natural Environment Referral Response - Coastal

Application Number:	Mod2021/0446
Date:	15/07/2021
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 70 DP 11067 , 32 The Strand WHALE 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

This modification application seeks approval for:

- Installation of a passenger lift connecting the second floor level (garage and master bedroom) and the first floor (living) level.
- The modification of the external south side stairs to delete the top flight (between first floor and garage level)
- Replacing the stair with a planter on the western side of the lift and the lift shaft
- The deletion of the window into the first floor which the lift core now occupies (L1/W05)
- The widening of the window/door in the laundry (L1D05)

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 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 this application. 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 the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this application.

On internal assessment, the application 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.

Pittwater LEP 2014 and Pittwater 21 DCP

The property is shown as affected by wave inundation on the Coastal Risk Planning Map (Sheet CHZ_015) in Pittwater Local Environmental Plan 2014. The property is also mapped as being subject to coastal erosion and coastal inundation hazards in the Pittwater 21 Development Control Plan (DCP)1

Map MDCP016.

Therefore, the property is subject to the B3.3 Coastline (Beach) Hazard controls of Pittwater 21 DCP, and the Coastline Risk Management Policy for Development in Pittwater (Coastline Policy).

The proposed modifications are within the footprint of the original proposal and do not alter the original Natural Environment coastal assessment of the above listed matters for DA2019/0913. As such no additional or modified conditions of consent are recommended.

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.