

Natural Environment Referral Response - Coastal

Application Number:	DA2024/1383
Proposed Development:	Construction of a secondary dwelling and inclinor
Date:	12/12/2024
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 140 DP 11552 , 20 Sunrise Road PALM BEACH NSW 2108

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

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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 (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021. Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by NBP dated October 2024, the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP.

As such, it is considered that the application is generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Pittwater LEP 2014 and Pittwater 21 DCP

The property is located within a "Wave Inundation" area designated on the Coastal Risk Planning Map that is referenced in Pittwater Local Environmental Plan 2014.

The subject property is also mapped as being land identified under Coastline Beach Hazard Area on the Pittwater 21 Development Control Plan (DCP) Coastal Hazards Map MDCP016. As such, the Coastal Risk Management Policy for Development in Pittwater (Appendix 6, Pittwater 21 DCP) and the

relevant B3.3 Coastline (Beach) Hazard controls in P21 DCP and information requirements would normally apply for this property.

As the proposed development is at an elevation of over 20m AHD it will not be impacted by coastal inundation. Therefore, the proposal has been assessed as complying with Pittwater LEP 2014 and Pittwater 21 DCP without a Coastal Hazard Assessment being submitted with the application.

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.