

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2600
Date:	01/02/2022
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 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 DA proposes a twelve (12) lot residential subdivision, civil and creek line works and construction of integrated residential development including two (2) residential flat buildings containing thirty-four (34) apartments.

The application has been assessed in consideration of the relevant provisions of the Coastal Management Act 2016 and State Environmental Planning Policy (Coastal Management) 2018, however, no coastal relevant requirements were identified for the subject site in 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 considered to be 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 Wetlands and Littoral Rainforest Area' and 'Proximity to Coastal Wetlands or Littoral Rainforest Area' maps under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Division 1 and Division 5 of the CM SEPP are applicable to this DA.

Planner please note that requirements in regard to Division 1 Coastal wetlands and littoral rainforests area of the CM SEPP will need to be assessed by the Bushland & Biodiversity Team.

On internal assessment and as assessed in the Environmental Impact Statement prepared by Creative Planning Solutions (August 2021) submitted in support of the DA, the proposal is considered to satisfy the relevant requirements under Division 5 of the CM SEPP. In regard to Clause 15 the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

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.