

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2020/0579
<b>Date:</b>	11/06/2020
<b>Responsible Officer</b>	Tony Collier
<b>Land to be developed (Address):</b>	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 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 (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 (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 western part of the subject land has been identified as 'proximity to Coastal Wetlands' on the 'Coastal Wetlands & littoral Rainforest Map' but not been included on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 11 and 15 of the CM SEPP apply for this DA.

### Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by DFP Planning Consultants dated 29 May 2020, works proposed in the submitted DA are not located in this part.

As such, assessment under SEPP (CM) 2018 is not required.

**Pittwater LEP 2014 and Pittwater 21 DCP**

No other coastal related issues identified.

As such, it is considered that the application does comply 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.