

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/2491
<b>Date:</b>	31/01/2022
<b>Responsible Officer</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street MONA VALE NSW 2103

### 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 development proposal is for a change of use, internal alterations and additions and signage to a light industrial unit at 77 Bassett Street, Mona Vale.

The DA has been assessed in consideration of the the coastal relevant requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

#### Estuarine Hazard Management

The subject property has been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. Tidal inundation is possible via the Pittwater connected drainage channel to the south west of the site.

Council's adopted Estuarine Planning Level (EPL) for the subject site is 2.24m AHD. As the ground floor level of the existing unit is above the EPL at 2.92m AHD, the proposed development is considered to satisfy the relevant provisions of the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the B3.9 Estuarine Hazard Controls.

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.