

Natural Environment Referral Response - Coastal

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| Application Number: | Mod2021/0747 |
| Date: | 01/12/2021 |
| Responsible Officer | Adam Mitchell |
| Land to be developed (Address): | Lot 104 DP 1066371 , 1 Surfview Road 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 modification 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.

Proposed modifications are minor in nature and mainly amendments to previously determined consent conditions. None of these relate to coastal issues.

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 modifications are in line 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 DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Modifications report prepared by Mecone dated 25 August 2021, the DA satisfies requirements under clauses 13, 14 and 15 of the CM SEPP.

As such, it is considered that the modification application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

Pittwater LEP 2014 and Pittwater 21 DCP

No other coastal related issues identified.

As such, the modification application does not require to comply with 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.