

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	Mod2021/0024
<b>Date:</b>	01/03/2021
<b>Responsible Officer</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 7316 DP 1169919 , 1 B Currawong Beach CURRAWONG BEACH NSW 2108 Lot 1 DP 166328 , 1 A Currawong Beach CURRAWONG BEACH NSW 2108 Lot 1 DP 337208 , 1 A Currawong Beach CURRAWONG BEACH NSW 2108 Lot 4 DP 978424 , 1 A Currawong Beach CURRAWONG BEACH NSW 2108 Lot 10 DP 1092275 , 1 A Currawong Beach CURRAWONG 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

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.

### Coastal Management Act 2016

The proposed modification 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

A part of the subject land, where modifications have been proposed, is 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, the DA satisfies requirements under clauses 13, 14 and 15 of the CM

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

## **Pittwater LEP 2014 and Pittwater 21 DCP**

### **Estuarine Risk Management**

The subject property has also been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As such, the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7 Estuarine Hazard Controls will apply to any proposed development of the site.

On internal assessment, the location of the proposed modifications is above the applicable EPL for the site. Hence, the proposed modifications is not required to satisfy the relevant estuarine risk management requirements of P21 DCP.

### **Development on Foreshore Area**

However, a section of the subject property is within the foreshore building line. Part 7, Clause 7.8 – Limited development on foreshore area of the Pittwater LEP 2014 applies for any development within the foreshore area.

The DA proposes no works on the foreshores area and hence, the DA does not require to satisfy the objectives and requirements of Part 7, Clause 7.8 of the Pittwater LEP 2014.

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.