

Natural Environment Referral Response - Coastal

Application Number:	DA2021/1478
Date:	18/10/2021
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 1115877 , 53 A 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 development proposal is for the subdivision of one lot into 22 Community Title Lots including the construction of 21 dwellings, civil works and landscaping. 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 the coastal relevant 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 the Coastal Management Act 2016 is applicable to the proposed development. The proposed development is 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 as Proximity to Coastal Wetlands and Littoral Rainforest on the 'Coastal Wetlands and Littoral Rainforest Area' map under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 11 and 15 of the CM SEPP apply for this DA. On internal assessment, in regard to clause 15, the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

Planner please note that assessment of matters to do with clause 11 and proximity to coastal wetlands will be undertaken by NECC - Bushland & Biodiversity and NECC - Riparian Lands & Creeks.

No other coastal relevant planning and development controls were identified for the subject development application.

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.