

Natural Environment Referral Response - Coastal

Application Number:	DA2021/0047
Date:	16/02/2021
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 22 DP 975183 , 22 / 9999 Kooloora Avenue FRESHWATER NSW 2096 Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096 Lot 2797 DP 820312 , Kooloora Avenue FRESHWATER NSW 2096 Lot 21 DP 975183 , 21 / 9999 Kooloora Avenue FRESHWATER NSW 2096

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 Warringah LEP 2011 and Warringah DCP 2011.

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

The subject land has been included on the 'Coastal Use Area' map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 14 and 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment and as also assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Natalie Richter Planning dated 21 December 2020, the DA satisfies requirements under clauses 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.

Warringah LEP 2011 and Warringah DCP 2011

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 Warringah LEP 2011 and Warringah DCP 2011.

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.