

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2025/0097
<b>Proposed Development:</b>	Demolition and construction of a retaining wall
<b>Date:</b>	25/03/2025
<b>Responsible Officer</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 2 DP 505001 , 78 McCarrs Creek Road CHURCH POINT NSW 2105

### 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 (Resilience & Hazards) 2021 and has also been assessed against 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. On internal assessment the proposal does generally comply with the objectives of the Coastal Management Act 2016. As such it is considered that the application is generally consistent with the objects of the Coastal Management Act 2016.

#### State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA. On internal assessment the application is generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

#### LEP 2014 and Pittwater 21 DCP Estuarine Hazard Management

The subject property has been identified as being affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. 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 development of the site. The proposed works are located well above the Estuarine Planning Level for this property. Therefore, the proposal is considered to comply with the Estuarine Risk Management Policy for Development in Pittwater.

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.