

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/0045
<b>Date:</b>	10/02/2021
<b>Responsible Officer</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street 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 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.

The subject site is not located within the coastal zone. Hence, assessments under the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 are not relevant.

### Pittwater LEP 2014 and Pittwater 21 DCP

#### Estuarine Risk Management

However, the subject property is 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 floor level for the proposed awning roof and pylon signage locations are above the applicable EPL for the site.

The proposed development is therefore able to satisfy the relevant estuarine risk management requirements of P21 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.