

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2021/1311
<b>Date:</b>	10/08/2021
<b>Responsible Officer</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot A DP 404349 , 1031 Barrenjoey Road PALM 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 DA seeks approval to use the ground floor of the premises as a cafe. 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 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 this DA. The proposed development is considered to be 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 on the 'Coastal Environment Area' and 'Coastal Use Area' maps under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

On internal assessment and as assessed in the Statement of Environmental Effects prepared by Turnbull Planning International Pty Ltd (July 2021), the proposal satisfies requirements under clauses 13, 14 and 15 of the CM SEPP. As such, it is considered that the proposed development does comply with the requirements of 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.

The ground floor level of the existing building is shown on the survey as RL 2.59m AHD and is above the applicable EPL (RL 2.2m AHD) adopted by Council 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.