

Natural Environment Referral Response - Coastal

Application Number:	DA2019/0953
Responsible Officer	Penny Wood
Land to be developed (Address):	Lot 32 DP 5464 , 41 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 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.

State Environmental Planning Policy (Coastal Management) 2018

The subject land has not been included on the 'Coastal Vulnerability Area', 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, only Clause 15 of the CM SEPP apply for this DA.

However, the subject land is located under the coastal wetlands proximity area and this will be assessed separately within the council.

Comment:

On internal assessment, the DA satisfies requirements under clause 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

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Natural Environment Conditions:

Nil.