

Natural Environment Referral Response - Coastal

Application Number:	DA2019/1008
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 100 DP 1116580 , 60 Palm Beach 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 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 been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps but not been included on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment, the DA satisfies requirements under clauses 13, 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.

Further, the application does comply with the requirements of the coastal related clauses of the Pittwater LEP 2014 and Pittwater 21 DCP.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Natural Environment Conditions:

Nil.