

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0222
Proposed Development:	Demolition works and construction of a dual occupancy (attached) including strata subdivision
Date:	05/05/2025
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 3 DP 555153 , 103 Ocean Street NARRABEEN NSW 2101

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 as well as the Warringah Local Environment Plan and Development Control Plan.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore Coastal Management Act 2016 is applicable to the proposed application. The proposed development is in accordance with the objects, as set out under Clause 3 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. Hence, Clauses 2.10, 2.11 and 2.12 apply for this DA.

On internal assessment the development application satisfies the requirements under clauses 2.10, 2.11 and 2.12 of the State Environmental Planning Policy (Resilience & Hazards). As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Warringah Local Environment Plan and Development Control Plan

There are no controls related to coastal hazards or the coastal environment in the Warringah Local Environment Plan or Development Control Plan that apply to this application.

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.