

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2024/0697
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including secondary dwelling
<b>Date:</b>	25/06/2024
<b>Responsible Officer</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 37 DP 663546 , 542 Pittwater Road NORTH MANLY NSW 2100

### 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

This Development Application is to seek consent for change of use and alterations and additions to an existing dwelling to create a principal and secondary dwelling. The principal dwelling will be retained at the eastern end of the site with the existing parking for 2 vehicles and the key outdoor recreation area. The western end of the existing dwelling will be separated from the primary dwelling to create a separate secondary dwelling.....

The application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Resilience & Hazards) 2021 and has also been assessed against requirements of the Warringah LEP 2011 and Warringah DCP 2011.

### 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 development. The proposed development is in line 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 of the CM (R & H) apply for this DA.

### Comment:

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

### **Warringah LEP 2011 and Warringah DCP 2011**

No other coastal related issues identified.

As such, it is considered that the application does comply with the requirements of the coastal relevant clauses of the Warringah LEP 2011 and Warringah DCP 2011.

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.