

Natural Environment Referral Response - Coastal

Application Number:	DA2024/0855
Proposed Development:	Alterations and additions to a dwelling house
Date:	26/07/2024
Responsible Officer	Mia Battisti
Land to be developed (Address):	Lot 3 DP 152422 , 4 Loftus 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

Supported.

The application has been assessed in consideration of the Coastal Management Act 2016, and State Environmental Planning Policy (Resilience & Hazards) 2021. The application 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 (SEPP R & H). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) the DA satisfies requirements under clause 2.12 of the SEPP R&H. As such, it is considered that the application complies with therequirements 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 complies 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.