

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2024/1313
<b>Proposed Development:</b>	Alterations and additions to a residential flat building
<b>Date:</b>	10/12/2024
<b>Responsible Officer</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot CP SP 3128 , 157 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 proposed works involve alterations and additions to an existing residential flat building. The extent of the works is contained within the existing building envelope and largely relate to aesthetic improvements and repairs. Therefore the proposal is not expected to impact coastal processes or access and use of the coastal environment. The proposal has been assessed against the following:

#### **The Coastal Management Act 2016**

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to this DA. The proposed development is considered to be consistent with the objects, as set out under Part 1 Section 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). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

On internal assessment the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP.

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**

The proposal is considered to comply with clause 6.5 of Warringah LEP 2011 and E9 of Warringah DCP 2011.

#### **The Coastal Zone Management Plan For Collaroy-Narrabeen Beach and Fishermans Beach**

The proposal is considered to comply with requirements of the Coastal Zone Management Plan For Collaroy-Narrabeen Beach and Fishermans Beach.

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.