

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0541
Proposed Development:	Alterations and additions to a shop-top housing development
Date:	19/06/2025
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot CP SP 89359 , 209 - 211 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

This application was assessed in consideration of:

- Supplied plans and reports
- Coastal Management Act 2016
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach

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 application. 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 apply for this DA.

On internal assessment the application 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.

Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach

The subject land is covered by the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach

As proposed works are minor and have been internally assessed being in accordance with 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.