

Natural Environment Referral Response - Coastal

Application Number:	DA2024/1759
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/01/2025
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot A DP 366644 , 15 Riverview Parade 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

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The applicant seeks development consent to undertake the following:

- Construction of a garage and roof

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act (2016)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.10, 2.11 & 2.12);
- Relevant LEP and DCP clauses.

Comment: SUPPORTED WITH CONDITIONS

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environmental Area' and 'Coastal Use' 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.

Comment:

On internal assessment this DA satisfies requirements under clause 2.10, 2.11 & 2.12 of the SEPP R&H. As such, it is considered that the application is consistent 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 is consistent 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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Stockpiling materials

During construction, all material associated with works is to be contained at source, covered and must be within the construction area. All material is to be removed off site and disposed of according to local regulations. The property is to be kept clean and any building debris removed as frequently as required to ensure no debris enters receiving waters.

Reason: To ensure pollution control measures are effective to protect the aquatic habitats within receiving waters throughout the construction period.