

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	Mod2025/0202
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1505 granted for Demolition works and construction of a dwelling house including landscaping works
<b>Date:</b>	08/05/2025
<b>Responsible Officer</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 119 DP 11933 , 30 Rayner Road WHALE BEACH NSW 2107

### 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 proposal seeks approval for Modification of Development Consent DA2023/1505 granted for demolition works and construction of a dwelling house including landscaping works.

The proposed modifications include amendments to the lift, stairs, lighting, bin storage area and an extension of level 1.

This application was assessed in consideration of:

- Supplied plans and reports including Statement of Modifications prepared by Minto Planning Services dated 28 April 2025;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Pittwater LEP 2014 and Pittwater 21 DCP.

The proposed modification appears consistent with the design intent of the original proposal.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities);
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls;
- North point and scale.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.