

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2025/0659
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	24/06/2025
<b>Responsible Officer</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 31 DP 24555 , 7 Landscape Avenue FORESTVILLE NSW 2087

### 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

#### Officer comments

The applicant seeks development consent to undertake the following:

- ALTERATION OF AN EXISTING CARPORT TO A TWO (2) CAR GARAGE

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

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 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:**

Nil.