

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0041
Proposed Development:	Modification of Development Consent DA2023/0173 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	27/02/2025
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 1 DP 170202 , 1126 Pittwater Road COLLAROY NSW 2097

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 modification application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021 and
- Relevant LEP and DCP clauses

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 modification 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 modification 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 modification is considered to comply with clause 6.5 of Warringah LEP 2011 and E9 of 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.