

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2656
Date:	17/02/2022
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 527582 , 12 Lagoon Street NARRABEEN NSW 2101 Lot 4 DP 656541 , 12 Lagoon Street NARRABEEN NSW 2101 Lot A DP 371672 , 12 Lagoon Street NARRABEEN NSW 2101 Lot 1 DP 1078838 , 12 Lagoon 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 (Coastal Management) 2018 (clauses 11, 13, 14 & 15); and
- Relevant LEP and DCP clauses.

The application meets the requirements of the relevant Environmental Planning Instruments and policies.

The application is supported subject to conditions:

- Installation and maintenance of erosion and sediment controls (prior to commencement)
- Stockpiling materials (during works)

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.