

Natural Environment Referral Response - Coastal

Application Number:	DA2024/0922
Proposed Development:	Alterations and additions to a dwelling house
Date:	19/07/2024
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot 6 DP 20825 , 9 Soniver Road NORTH CURL CURL NSW 2099

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: Alterations and Additions to an existing dwelling including

- Internal modification of the floor plan layouts over all three levels.
- Addition of an internal stair for access from the basement garage to the upper levels of the dwelling by stair in addition to the existing lift.
- Remodelling of the south rear façade and addition of eaves to the roof
- A general reduction in floor plate and increased setback to the ground and first floor at the south elevation.
- Remodelling of the northern street front façade with covered decks and new roofs, and a
- Addition of a bedroom (Bedroom 4) to the upper floor facing the street, over the existing ground floor below.
- No increase in building footprint, No increase in building height
- Addition of a spa and soft landscape to the rear yard to replace hard paved surfaces in the rear yard.

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 Environment Area' and 'Coastal Use Area' 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, the Statement of Environmental Effects (SEE) by Gartnerrovato Architects Pty Ltd satisfies the requirements under clause 2.10, 2.11 & 2.12 of the SEPP R&H. 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

No other coastal related issues identified.

As such, it is considered that the application does comply 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 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.