

Natural Environment Referral Response - Coastal

Application Number:	Mod2022/0371
Date:	01/08/2022
Responsible Officer	David Auster
Land to be developed (Address):	Lot 4 DP 601758 , 4 / 0 Bennett Street CURL CURL NSW 2096

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 application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Resilience and Hazards) 2021 and has also been assessed against requirements of the Warringah LEP 2011 and Warringah DCP 2011.

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 and Hazards) 2021

As the subject site has been identified as being within the coastal zone and therefore SEPP (Resilience and Hazards) 2021 is also applicable to the proposed development. The subject land has been included on the 'Coastal Environment Area' map under the State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP). Hence, Clauses 2.10, 2.12 and 2.13 of the RH SEPP apply for this DA. On internal assessment the DA satisfies requirements under clauses 2.10, 2.12 and 2.13 of the RH SEPP. As such, it is considered that the application complies with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Warringah LEP 2011 and Warringah DCP 2011

No coastal related issues identified. As such, it is considered that the application complies 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.