

Natural Environment Referral Response - Coastal

Application Number:	DA2023/0173
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	23/05/2023
Responsible Officer	Megan Surtees
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

General Comments

The proposed alterations and additions are located landward of recently constructed coastal protection works completed under DA2017/0591. At the time of completing this referral the Occupation Certificate for DA2017/0591 had not been granted. The works proposed under this application are not to commence until the Occupation Certificate for DA2017/0591 has been granted.

This 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 DA. The proposed development 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 DA 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 proposal 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:

DEFERRED COMMENCEMENT CONDITIONS

Commencement of Works

Under DA2017/0591 coastal protection works have been constructed seaward of the proposed alterations and additions. The works approved under DA2023/0173 can only commence once the Occupation certificate for DA2017/0591 has been granted.

Reason: To ensure appropriate protection from coastal hazards.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Easements for support and maintenance of coastal protection works

Confirmation that the proposed works are located out of the easements for support and maintenance required under condition 3 of DA2017/0591 is required prior to issue of construction certificate. Evidence demonstrating compliance must be provided to the Certifying Authority for approval.

Reason: To ensure suitable easements for support and maintenance required under condition 3 of DA2017/0591 are maintained.