

Natural Environment Referral Response - Coastal

Application Number:	DA2024/1403
Proposed Development:	Alterations and additions to a dwelling house
Date:	28/11/2024
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 29 DP 2610 , 14 Ogilvy Road CLONTARF NSW 2093

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 applicant seeks to do the following

Construct an upper level addition comprising of:

- A master bedroom with a walk-in robe, ensuite and street facing deck;
- Two additional bedrooms;
- A bathroom; and
- A staircase leading to the lower level.

Alterations to the ground floor of the existing dwelling include:

- Demolish some internal walls to create an open plan living/dining area;
- Enlarge a deck across the frontage and install new windows in the side elevations; the
- Install a new kitchen and bathroom; and
- The installation of an internal staircase accessing the upper level.

SEPP (Resilience and Hazards) 2021 cl. 2.8 Development on land in proximity to coastal wetlands or littoral rainforest and therefore the Biodiversity Team are the lead referral body. The Coast and Catchment team supports their assessment with minor conditions.

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.