Natural Environment Referral Response - Coastal

Application Number:	DA2024/1693
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	08/01/2025
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 422 DP 1004511 , 32 Nareen Parade NORTH 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

SUPPORTED SUBJECT TO CONDITIONS

This application was assessed in consideration of:
• Supplied plans and reports;
• State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8, 2.10 & 2.12);
• Relevant LEP and DCP clauses.

State Environmental Planning Policy (Resilience & Hazards) 2021
The subject land has been included on the 'Proximity to Coastal Wetlands Area' and 'Coastal Environment Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021. Hence, Clauses 2.8, 2.10 & 2.12 of the CM (R & H) apply for this DA.
The site flows to Nareen Creek wetland and as such the development must not significantly impact on the biophysical, hydrological or ecological integrity of the wetland, or the quantity and quality of surface and ground water flows that it receives.

Comment:
On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Drafting Help dated December 2024 the DA is consistent with requirements under clauses 2.8, 2.10 & 2.12 of the SEPP.

As such, it is considered that the application is consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Pittwater LEP 2014 and Pittwater 21 DCP

No other coastal related issues identified.

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.

Pollution Control
All stockpiles, materials, waste and slurry associated with works (including excavated material) is to be contained at source within the construction area and enclosed in waterproof covering and/or sediment and erosion control while not in use. All waste/debris is to be removed off site and disposed of as frequently as required in accordance to local regulations.

Reason: To protect the surrounding environment, and ensure that pollutants and building associated waste do not leave the construction site.

Pollution Control
Any excess materials such as cleaning paintbrushes, lacquers, and any water from cleaning tools must not enter the stormwater network and/or receiving waterways.

Reason: To ensure that building associated chemicals and pollutants don't enter the surrounding environment.