

Natural Environment Referral Response - Coastal

Application Number:	DA2024/1376
Proposed Development:	Subdivision of one lot into two including demolition works, new driveway and carport
Date:	19/11/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot G DP 408223 , 7 Cooleena Road ELANORA HEIGHTS 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

The application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Resilience & 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 is not within the coastal zone and therefore *Coastal Management Act 2016* is not applicable to the proposed development.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land is not included on the 'Coastal Environment Area' or 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021. Hence, Clauses 2.10, 2.11 and 2.12 of the SEPP do not apply for this DA.

Warringah LEP 2011 and Warringah DCP 2011

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:

Nil.