

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0044
Proposed Development:	Modification of Development Consent DA2021/0077 granted for Alterations and additions to a dwelling house
Date:	07/03/2023
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 2 DP 430766 , 38 Lagoon Street 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 WITHOUT CONDITIONS

The application has been assessed in consideration of the:

- plans and supporting documents lodged with this Modification Proposal;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience & Hazards) 2021; and
- 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 the Coastal Management Act 2016 is applicable to the Modification Application. The proposed development is considered to be consistent with the objects, as set out under Clause 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' map under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Division 1 Section 2.8, Division 3, Division 4 and Division 5 of the SEPP (R & H) apply to this Modification Application. On internal assessment, the proposal satisfies requirements under Divisions 1, 3, 4 and 5 of SEPP R&H. As such, it is considered that the Modification Application does comply with the provisions of State Environmental Planning Policy (Resilience & Hazards) 2021.

Warringah LEP 2011 and Warringah DCP 2011

No other coastal planning and development controls relevant to the subject development proposal were identified.

No conditions additional to those already applied to Development Consent DA 2022/0071 are recommended.

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.