

Natural Environment Referral Response - Coastal

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| Application Number: | DA2025/0578 |
| Proposed Development: | Construction of a carport and front fence |
| Date: | 30/05/2025 |
| Responsible Officer | |
| Land to be developed (Address): | Lot 13 DP 1071450 , 6 Moira Place FRENCHS FOREST NSW 2086 |

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
- Schedule 1 of the State Environmental Planning Policy Amendments (Water Catchments) 2022 amending the State Environmental Planning Policy (Biodiversity & Conservation) 2021
- Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005.
- It has also been assessed against requirements of the Warringah LEP and DCP.

Proposed works

- Construction of a carport and front fence

SUPPORTED WITH CONDITIONS

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore Coastal Management Act 2016 is applicable to the proposed development.

The proposed development is in line 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' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Nolan Planning Solutions dated April 2025 satisfies the requirements under clauses 2.10, 2.11 and 2.12 of the SEPP R&H.

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

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The subject land has been included on the Foreshore and Waterways Area and hence is subject to the objectives and clauses of the DCP 2005

The proposed development is limited and will have no impact to marine environment or coastal processes assuming appropriate design and conditions are followed.

On internal assessment, it is determined that the relevant clauses of the Part 6.3 including the clause 6.28 have been followed.

Warringah LEP 2011 and Warringah DCP 2011

No other coastal related issues identified.

As such, it is considered that the application does comply with the requirements of the coastal relevant clauses of the Warringah LEP 2011 and Warringah DCP 2011.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

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.