

Natural Environment Referral Response - Coastal

Application Number:	Mod2022/0643
Proposed Development:	Modification of Development Consent REV2021/0020 granted for Review of Determination of Application DA2020/1591 for alterations and additions to a dwelling house and garage
Date:	05/01/2023
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107

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.

This application was assessed in consideration of:

- Supplied modification plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Relevant Pittwater LEP and DCP clauses; and
- Estuarine Risk Management Policy for Development in Pittwater.

Comment:

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

On internal assessment the modification application meets the provisions of 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.

As the majority of works proposed by this modification application are within the footprint of existing approved development and are likely to have only minor impacts when viewed from Pittwater and Hudson Parade, no additional coastal relevant conditions are proposed beyond those previously applied.

The application, on assessment, meets the relevant requirements of the Environmental Planning

Instruments, development controls and the risk management policy relating to the Pittwater estuarine waterway.

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.