

Natural Environment Referral Response - Coastal

Application Number:	Mod2024/0109
Proposed Development:	Modification of Development Consent DA2018/0628 granted for alterations and additions to an existing dwelling house including a secondary dwelling
Date:	03/04/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 34 DP 8075 , 8 Bower Street MANLY NSW 2095

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 proposal seeks approval for modification of development consent DA 2018/0628 granted for the construction of alterations and additions to an existing dwelling house including a swimming pool.

The proposed modifications predominately relate to landscaping treatments, new swimming pool and external stair connections.

- Relocation and reorientation of the swimming pool to be parallel to the south-western boundary of the site
- Relocation of the proposed pool cabana area to present as an open style structure positioned at the North Eastern end of the proposed swimming pool.
- Inclusion of a small storage area adjacent to the proposed pool cabana
- The use of the pre-existing cabana area in the approved Pool House Floor Level will be amended to provide for a new rumpus room with wet bar facilities.
- The landscape treatment of the yard will be amended to accommodate the relocated pool position

The subject property is located within the 'Coastal Use Area' map of the Coastal Zone and also in the Foreshore Scenic Protection area,

This modification application was assessed in consideration of:

§ Supplied plans and reports, including;

- o Statement of Modifications prepared by Vaughan Milligan Development Consulting Pty. Ltd. dated 4 March 2024

§ Coastal Management Act 2016

§ State Environmental Planning Policy (Resilience & Hazards) 2021

§ Relevant LEP and DCP Clauses

The objectives and requirement of the CMA 2016, SEPP -R & H 2021 and relevant LEP and DCP Clauses have been met.

The proposed modifications appear consistent with the design intent of the original proposal.

No conditions in additions to those for the original development application are considered necessary

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.