

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2555
Date:	19/01/2022
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 1 DP 499733 , 80 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

Following a preliminary review of the subject DA further information is required in regard to the following matters before the assessment can be finalised.

The proposed boatshed includes a retractable skid ramp that is shown as extending up to 3.55m into foreshore Crown land and waterway when deployed.

The Department of Planning, Industry and Environment – Crown Lands has requirements under the Crown Land Management Act for proposed development on foreshore Crown lands and waterways.

Construction of a new or alteration of an existing domestic waterfront structure located on foreshore Crown land and waterway needs consent from the department (as the landowner) before an applicant can lodge a development application with council. When council grants development consent, a new licence to legally occupy foreshore Crown land and waterway must be issued by the department before any construction begins.

Consent from the department to lodge the DA should be provided or alternatively, written advice from the department that landowner's consent and a licence to occupy Crown land is not required for the proposed retractable skid ramp.

The subject site is mapped as Coastal Environment Area and Coastal Use Area under State Environmental Planning Policy (Coastal Management) 2016 and all relevant requirements of the CM SEPP should be addressed in an amended Statement of Environmental Effects and lodged in support of the DA.

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:

Nil.