

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0703
Proposed Development:	Modification of Development Consent DA2022/1342 granted for alterations and additions to a dwelling house
Date:	25/01/2024
Responsible Officer	Dean Pattalis
Land to be developed (Address):	Lot 93 DP 12749 , 43 Florence Terrace SCOTLAND ISLAND NSW 2105 Lot LIC 640698 , 43 Florence Terrace SCOTLAND ISLAND NSW 2105

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 2022/1342 granted for alterations and additions including three amended bedrooms, an open plan kitchen/dining/living, two bathrooms, laundry, small media room, deck and pergola.

The proposed modifications predominately relate to the floor plan, roof, windows and doors.

The subject property is located within the 'Coastal Environment Area' and the 'Coastal Use Area' maps of the Coastal Zone. In addition, the subject property is affected by estuarine hazard. Part of the subject property is within the 'Foreshores Building Line'

This application was assessed in consideration of:

- Supplied plans and reports, including;
- Statement of Environmental Effects prepared by Waratah Planning dated 18 December 2023
- 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. No modifications are proposed within the foreshores area and all modifications are located above the Estuarine Planning Level.

The proposed modifications appear consistent with the design intent of the original proposal and fulfills the objectives and requirements of the relevant clauses of the Act, SEPP, LEP and DCP.

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.