

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0171
Proposed Development:	Modification of Development Consent DA2021/0669 granted for Demolition works and construction of a new restaurant, carparking and associated uses, including a Voluntary Planning Agreement
Date:	28/06/2023
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

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

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.10, 2.11 & 2.12);
- Relevant LEP and DCP clauses.

The proposal seeks approval for modifications to DA2021/0669.

The following modifications to the development consent 2021/0699 are proposed.

- Installation of solar panels to western and northern roofs
- Removal of ramp to southern deck
- Timber decking to be P4 grade
- FRP grating to eastern and southern deck and enlarge eastern deck width by 240mm
- Provide louvre windows to southern elevation
- Increase sill height to western wall windows to Female WCs
- Additional WC to first floor amenities area
- Glazed hinged door to southern elevation of first floor

All modifications are inline with the objectives, set out under Clause 3 of the Coastal Management Act 2016 and the original consent per previous Coastal referral.

The modifications are therefore supported.

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site