

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0601
Proposed Development:	Modification of Development Consent DA2023/0792 granted for Alterations and additions to a service station and signage
Date:	21/11/2023
Responsible Officer	Michael French
Land to be developed (Address):	Lot 567 DP 813147 , 1509 Pittwater Road NORTH NARRABEEN NSW 2101

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 2023/0792 granted for the installation of one (1) EV charger, marking of two (2) EV charging bays, and the installation of an 'AmpCharge' signage panel to the existing pylon sign.

The proposal includes modifications to the Architectural Plans to facilitate the relocation of the approved EV charger and EV charging bays at the existing Ampol service station.

The subject property is located within the ' Proximity to Coastal Wetlands Area', 'Coastal Environment Area' and the 'Coastal Use Area' maps of the Coastal Zone.

This application was assessed in consideration of:

- Supplied plans and reports, including;
 - Statement of Modifications prepared by SLR Consulting Group Pty. Ltd. dated 30 October 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.

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.