

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2024/1539
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	04/12/2024
<b>Responsible Officer</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 32 DP 20097 , 237 McCarrs Creek Road CHURCH POINT 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

UNSUPPORTED

This application was assessed in consideration of:

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

### State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021. Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by BIC Town Planning dated unknown the DA is not consistent with requirements under clauses 2.10, 2.11 and 2.12 of the SEPP, as there is no mention of how the proposed dwelling will adhere to the relevant clauses.

As such, it is considered that the application is not consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021. No further assessment can be made.

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.