

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0597
Proposed Development:	Modification of Development Consent DA2021/0200 granted for Construction of a dwelling house, including a secondary dwelling and swimming pool
Date:	23/11/2023
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 103 DP 1256016 , 1110 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

The proposal seeks approval for modification of development consent DA 2021/0200 granted for the construction of a dwelling house and secondary dwelling.

The proposed modifications relate to changes arising from design development and include matters such as window dimensions, skylights, eaves and materiality.

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.

This application was assessed in consideration of:

- Supplied plans and reports, including;
- Statement of Environmental Effects prepared by Ingham Planning Pty. Ltd. dated 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. Proposed modifications are located well above the adopted estuary planning level (EPL) for the site.

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.