

Natural Environment Referral Response - Coastal

Application Number:	DA2024/1095
Proposed Development:	Alterations and additions to a dwelling house
Date:	03/09/2024
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot 109 DP 13457 , 81 Prince Alfred Parade NEWPORT NSW 2106

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);
- State Environmental Planning Policy (Biodiversity & Conservation) 2021
- Relevant LEP and DCP clauses.

SUPPORTED WITHOUT CONDITIONS

Proposed works

- Alterations and additions to a dwelling house including roof and eve extension over the existing second floor level

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 Vaughan Milligan Development Consulting dated August 2024 the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

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.