

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0668
Proposed Development:	Modification of Development Consent DA2022/0843 granted for Alterations and additions to a dwelling house including a studio and carport
Date:	08/01/2024
Responsible Officer	Michael French
Land to be developed (Address):	Lot 12 DP 13291 , 24 Delecta Avenue CLAREVILLE NSW 2107

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 2022/0843 granted for "Alterations and additions to a dwelling house including a studio and carport" .

The proposed modifications predominately relate to the deletion of the internal stair and inclusion of the vertical passenger lift, the first floor southern side setback is amended to vary from a minimum of 1m for the lift to 2.175m for the majority of the southern wall at the first floor level. The overall height of the building and its position on the site, together with the building footprint remains unchanged.

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 hazards. Part of the subject property is within the 'Foreshores Building Line'

This application was assessed in consideration of:

- Supplied plans and reports, including;
- Statement of Environmental Effects prepared by Vaughan Milligan Development Consulting Pty. Ltd. dated 30 November 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.