

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0265
Proposed Development:	Modification of Development Consent DA2023/1047 granted for alterations and additions to a dwelling house and construction of a swimming pool
Date:	17/06/2025
Responsible Officer	Anais Sarkissian
Land to be developed (Address):	Lot 4 DP 204164 , 139 George Street AVALON BEACH 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 DA2023/1047 granted for alterations and additions to a dwelling house including a swimming pool.

The proposed modifications include omission of the swimming pool, changes to the driveway, internal lift, store room and gym, and bathroom extension.

This application was assessed in consideration of:

- Supplied plans and reports including
 - o Statement of Modification prepared by Blue Sky Building Designs, dated 26 May 2025.
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Pittwater LEP 2021 and Pittwater 21 DCP.

The proposed modification appears consistent with the design intent of the original proposal. No conditions in addition 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.