

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	Mod2023/0522
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0981 granted for Demolition works and Construction of a New Dwelling
<b>Date:</b>	19/10/2023
<b>Responsible Officer</b>	Stephanie Gelder
<b>Land to be developed (Address):</b>	Lot 1 DP 1263133 , 31 Marine Parade 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 DA 2021/0981 granted for alterations and additions to a dwelling house including reduction to Roof Heights & Footprint, Minor changes to Window and Doors, and Increase to Landscaped Area

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 coastal bluff. 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 Modifications by Rama Architects Pty. Ltd. dated 15 August 2023
  - Coastal Engineering Advice by Horton Coastal Engineering Pty. Ltd. dated 8 September 2023
- • Coastal Management Act 2018
- • State Environmental Planning Policy (Resilience & Hazards) 2021
- • Relevant LEP and DCP Clauses

The proposed modifications appear consistent with the design intent of the original proposal. 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.