

Strategic Planning Referral Response

Application Number:	DA2020/1766
Date:	25/02/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1263133 , 31 Marine Parade AVALON BEACH NSW 2107

Officer comments

The southern portion of the property is identified on the PLEP Land Reservation Acquisition Map as 'Regional Open Space (E2)'. Clause 5.1(2) of PLEP and Clause 2.5 of the EP&A Act stipulates that the relevant acquisition authority for this land is the NSW Planning Ministerial Corporation.

The Assessment Officer should consider PLEP Clause 5.1A which restricts development on land identified on the Land Reservation Acquisition Map other than development for the purpose of recreation areas as specified in the this clause. It may also be prudent to refer the application to the acquisition authority to seek commentary from them. It is also recommended that the Assessment Officer confirms that the zone boundary aligns with the acquisition map.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Strategic Planning Conditions:

Nil.