

Natural Environment Referral Response - Coastal

Application Number:	Mod2022/0338
Date:	09/08/2022
Responsible Officer	David Auster
Land to be developed (Address):	Lot 31 DP 21756 , 36 Watkins Road 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 modification application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Resilience & Hazards) 2021 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

The subject site has been identified as being within the coastal zone and included on the 'Coastal Use Area' map. The subject site is also shown to be affected by Coastline Bluff/Clim Instability Hazard on Council's Coastal Risk Planning Map in Pittwater LEP 2014. A part of the property is within the foreshores area.

Proposed modifications are minor in nature and include changes to approved shutters and vergola roof and deletion of pizza oven.

Therefore, the proposed modifications are supported pending all conditions imposed in determination of DA2020/0055 remain valid.

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.