

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0146
Proposed Development:	Modification of Development Consent DA2019/1522 granted for consolidation of two lots into one, demolition works and construction of a dwelling house including a swimming pool
Date:	02/05/2023
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach Road COLLAROY NSW 2097

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 modifications to DA2019/1522.

The subject land for the proposed modification is included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021. Hence, Clauses 2.10, 2.11 and 2.12 of State Environmental Planning Policy (Resilience & Hazards) apply for this DA.

On internal assessment the modification satisfies the requirements under clauses 2.10, 2.11 and 2.12 of State Environmental Planning Policy (Resilience & Hazards) and is supported without conditions.

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.