

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0535
Proposed Development:	Modification of Development Consent DA2021/0419 granted for Demolition works and construction of a dwelling house
Date:	23/10/2023
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 221 DP 15376 , 266 Whale Beach Road WHALE 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 2021/0419 granted for demolition works and the construction of a dwelling house.

The modifications are an extension of the Basement slab and an adjustment to the retaining walls to allow for the structural stability of the site and the proposed house.

The subject property is located within the 'Coastal Use Area' map of the Coastal Zone.

This application was assessed in consideration of:

- Supplied plans and reports, including;
Statement of Modifications prepared by Allen de Carteret_ Architect dated 29 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.