

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0171
Proposed Development:	Modification of Development Consent DA2024/0635 granted for Demolition works and construction of a dwelling house including a swimming pool
Date:	30/04/2025
Responsible Officer	Julie Edwards
Land to be developed (Address):	Lot 2 DP 554948 , 20 Beatty Street BALGOWLAH HEIGHTS NSW 2093

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 DA2024/0635 granted for demolition works and the construction of a dwelling house and swimming pool.

The proposed modifications include an increase in the height of the first floor level, an additional door to the garage and the redesign of the front boundary fence.

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005; and
- Manly LEP 2013 and Manly DCP 2013.

The proposed modification appears consistent with the design intent of the original proposal. No conditions in addition 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.