

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0545
Proposed Development:	Modification of Development Consent DA2021/1522 granted for Demolition works and construction of a dwelling house.
Date:	13/11/2023
Responsible Officer	Anaiis Sarkissian
Land to be developed (Address):	Lot C DP 381427 , 189 Riverview Road AVALON BEACH NSW 2107 Lot LIC 567410 , 189 Riverview 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 proposal seeks approval for modification of development consent DA 2021/1522 granted for demolition works and construction of a dwelling house.

The proposed modifications predominately relate to reduction of the overall scale of the dwelling, internal reconfiguration, changes to shoring walls, increased landscape and open area and window changes/deletions..

The subject property is located within the 'Coastal Environment Area' and the 'Coastal Use Area' maps of the Coastal Zone. In addition, the subject property is affected by estuarine hazards. Part of the subject property is within the 'Foreshores Building Line'

This application was assessed in consideration of:

- Supplied plans and reports, including;
 - Statement of Modifications prepared by BBF Town Planners Pty. Ltd. dated 25 September 2023
- Coastal Management Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- Relevant LEP and DCP Clauses

Proposed modifications are located above the Estuary Planning Level (EPL) and also outside the foreshores area.

The objectives and requirement of the CMA 2016, SEPP -R & H 2021 and relevant LEP and DCP Clauses have been met.

The proposed modifications appear consistent with the design intent of the original proposal and fulfills the objectives and requirements of the relevant clauses of the Act, SEPP, LEP and DCP.

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.