

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0277
Proposed Development:	Modification of Development Consent REV2020/0023 granted for alterations and additions to a dwelling house including a swimming pool
Date:	26/06/2025
Responsible Officer	Nick England
Land to be developed (Address):	Lot 4 DP 18667 , 205 Riverview Road AVALON BEACH NSW 2107 Lot LIC 517541 , 205 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 REV2020/0023 granted for alterations and additions to a dwelling house including a swimming pool.

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Pittwater LEP 2014 and Pittwater 21 DCP.

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.