

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	Mod2025/0520
<b>Proposed Development:</b>	Modification of Development Consent DA2022/1342 granted for alterations and additions to a dwelling house
<b>Date:</b>	29/09/2025
<b>Responsible Officer</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 93 DP 12749 , 43 Florence Terrace SCOTLAND ISLAND NSW 2105 Lot LIC 640698 , 43 Florence Terrace SCOTLAND ISLAND NSW 2105

### 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

This application MOD2025/0520 is for modification to development consent DA2022/1342 (and subsequent MOD2023/0703) for alterations and additions to an existing dwelling including a new study below the existing deck, within the approved dwelling footprint. The proposed study is a non-habitable space design exclusively for work and storage purposes.

The proposed modification MOD2025/0520 is minor in nature and does not impact the assessment of coastal matters considered under DA2022/1342. The conditions of consent under DA2022/1342 remain applicable.

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.