

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0370
Proposed Development:	Modification of Development Consent DA2023/1066 granted for Alterations and additions to a dwelling house
Date:	12/08/2025
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot 178 DP 15376 , 269 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 DA2023/1066 granted for alterations and additions to a dwelling house.

The proposed modifications include amendments to the carport, deck, bedrooms, pergolas, privacy screens, pool size and stairs.

This application was assessed in consideration of:

- Supplied plans and reports including;
 - o Statement of Modifications prepared by Sanctum Design Consultants dated 27 May 2025.
- 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.