

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0720
Proposed Development:	Modification of Development Consent DA2022/1000 granted for Demolition works, alterations and additions to existing buildings and construction of new mixed use buildings
Date:	05/02/2024
Responsible Officer	Jordan Davies
Land to be developed (Address):	Lot 101 DP 1247422 , 22 Wentworth Street MANLY NSW 2095 Lot 100 DP 1276056 , 19 - 21 South Steyne MANLY NSW 2095

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 2022/1000 granted for demolition works, alterations and additions to an existing building and construction of new mixed use building.

The proposed modifications include modification of basement level plans including adjustment of setbacks from site boundaries, internal replanning of basement levels and coordination of structural services and lift cores. Minor modification to accommodate the retention of an existing fire egress stair within C.C.K building. Modifications to the upper level plans to coordinate with replanning of basement egress stairs, lifts cores and car parking exhaust riser locations. A 15m² reduction in commercial/retail floor space.

The subject property is located within the 'Coastal Use Area' maps of the Coastal Zone, and also in the Foreshore Scenic Protection area,

This application was assessed in consideration of:

- § Supplied plans and reports;
- § Coastal Management Act 2016
- § State Environmental Planning Policy (Resilience & Hazards) 2021
- § Relevant LEP and DCP Clauses

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.

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.