

Natural Environment Referral Response - Coastal

Application Number:	DA2019/0126
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 5 DP 8075 , 82 Bower Street 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 application has been assessed for impacts *to* the Coastal Environment and impacts *from* the Coastal Environment. The following planning controls have been considered; the Coastal Management Act, SEPP (Coastal Management), Manly LEP and Manly DCP.

It has been determined the proposed development will not have a significant impact subject to conditions being applied.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Natural Environment Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Geotechnical Hazards

The subject property is identified in the Manly Landslide Risk Map in the LEP. Due to the works proposed, a geotechnical assessment including a Landslide Risk Assessment is required prior to the commencement of works showing the suitability of the development in accordance with Clause 6.8 of the Manly LEP. Any recommendations made in the assessment are to be implemented.

Reason: To ensure that the proposed works will not have any detrimental impacts within the potential geotechnical landslide hazard area or on environmentally sensitive areas.