



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020**

## **1.0 INTRODUCTION**

This Coastal Management Statement is submitted to Northern Beaches Council as a supplementary document to the Development Application for the Landscape and Waterside works to the lower garden area of No.95 Gurney Crescent. This DA supersedes the current approval DA2019/1463. That DA, while it was entirely for works *above* the existing lower retaining wall, included a Landscape Plan that described the proposed landscaping for the lower garden. That landscape plan is now superseded by this application, which is for access works such as timber landscape steps and decks as well as stone garden steps and stone retaining walls. Also included in the application is a small lawn area and a deck along the water edge plus landing steps for access of the water over the intertidal zone.

This report provides a summary of the proposed development of the lower garden area for the new owners Narelle van Gemert and John Ball.

As covered by the previous Coastal management Plan, as an incomplete and unlive in property for 20 years, the landscaping below the retaining wall had become seriously overgrown and full of invasive, noxious weeds. These had grown over and smothered much of any remanent native landscape that may once have existing in this area. The area was also full of construction rubbish that had been dumped below the wall by parties unknown. While awaiting approval for the building to recommence, the owner had cleared out the noxious weeds ready for improved and sensitive landscaping of the area. This also allowed for the creation of the erosion and sediment fencing measures to be installed along the waterfront – as currently exists while the house works are progressing.

During the house DA assessment process the neighbour to the north had issued an objection to Council stating illegal clearing. The objection calls into question issues of loss of biodiversity and wildlife. This objection contained assertions that were greatly exaggerated. Council did their own investigation and concluded the matter with our Client.

However, it was made clear from that exercise that a formal DA was going to be necessary for any proposed works to the lower garden area, which is the reason for this application.

## **2.0 Description of Site**

The subject site is identified as Lot 44, DP 11214 and is known as 95 Gurney Crescent, Seaforth. The property is located on the western side of Gurney Crescent, a regular lot with east-west orientation. The site has a steep fall, approximately 26m, from the street down to Pittwater. It has a frontage to Gurney Crescent of approximately 12.6m and approximate side boundaries of 48.3m to the north and 50.2m to the south. The total site area is approximately 594.4 sq.m. The site is zoned E3 Environmental Living.

**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 2**





**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 3**

The existing site is currently occupied by an incomplete 5 storey single dwelling structure. Primarily the structure is built of bondek slab supported by concrete blockworks, steel columns and beams with very few external walls. There are no windows or doors added. The building is located on the upper part of the site with pathways and garden areas down to the foreshore. A new carport with unfinished parapet wall is on the street level with 4 storeys below the street.



Existing situation. A site unfinished unlived in for two decades.

**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 4**



Unfinished pool structure and rubbish

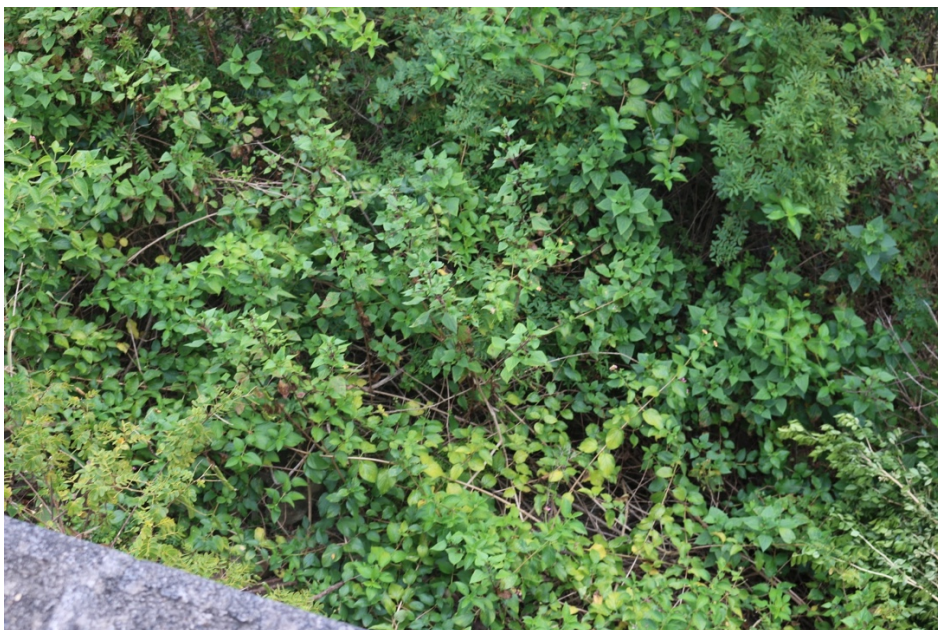
The property sits at the end of the dead-end street, with only one property between the subject site and bushland at the end of the street. There are also no built properties on the uphill other side of the street



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 5**



Overgrown lantana (left) on the subject site prior to clearing.  
Retaining wall at right of photo represents the extent of area for the  
proposed building works in the DA.



Overgrown Lantana and other weeds prior to clearing



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 6**



Lantana to waters edge prior to clearing



Lantana mixed with building rubbish prior to clearing.



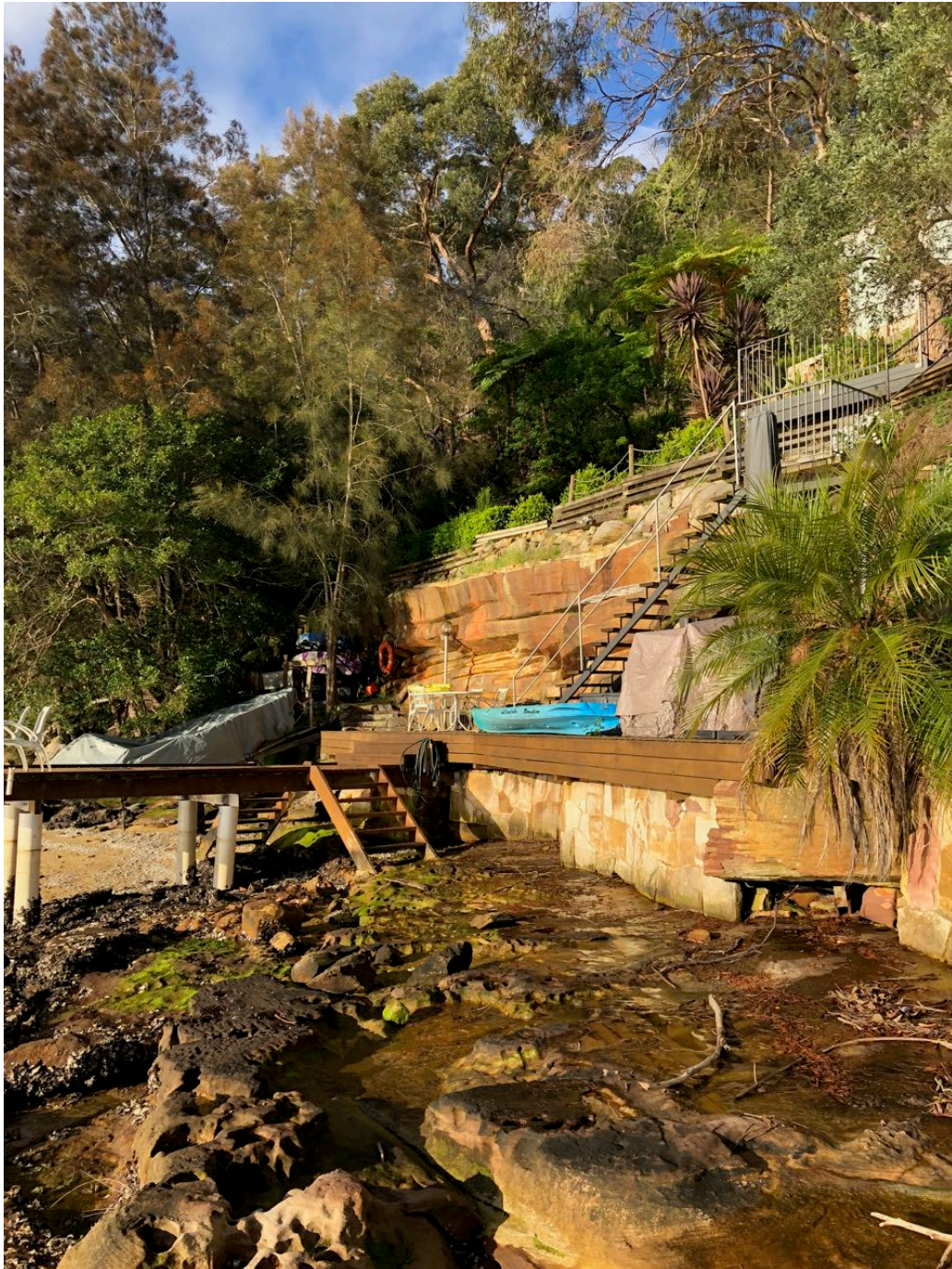
**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 7**



Neighbouring property (No.97) waterside works and non-endemic species (generally)



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 8**



Neighbouring property (No.97) waterside works and jetty



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 9**



Neighbouring property (No.93) waterside works (boat storage and launching ramp)



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 10**



Neighbouring property (No.93) waterside works (boat storage and launching ramp)



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 11**



Cleared land showing exposed rock boulders and old collapsed stone retaining walls



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 12**

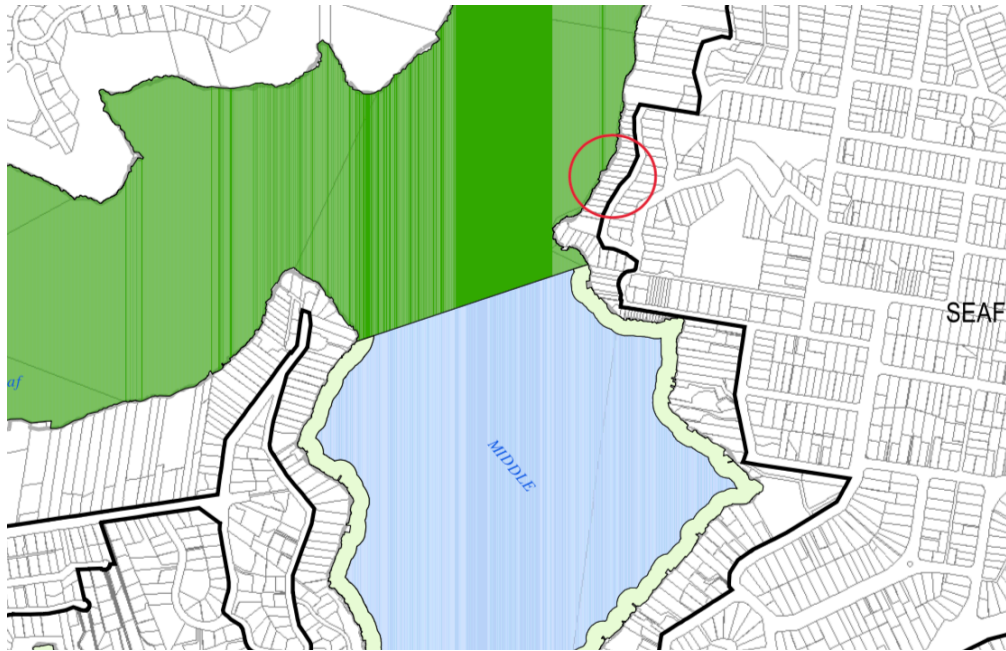


Exposed rock boulders to be retained and landscaped



### 3.0 SREP (SYDNEY HARBOUR CATCHMENT) 2005 STATUS

Under the SREP 2005, the site falls under Zone W2 – Environment Protection.

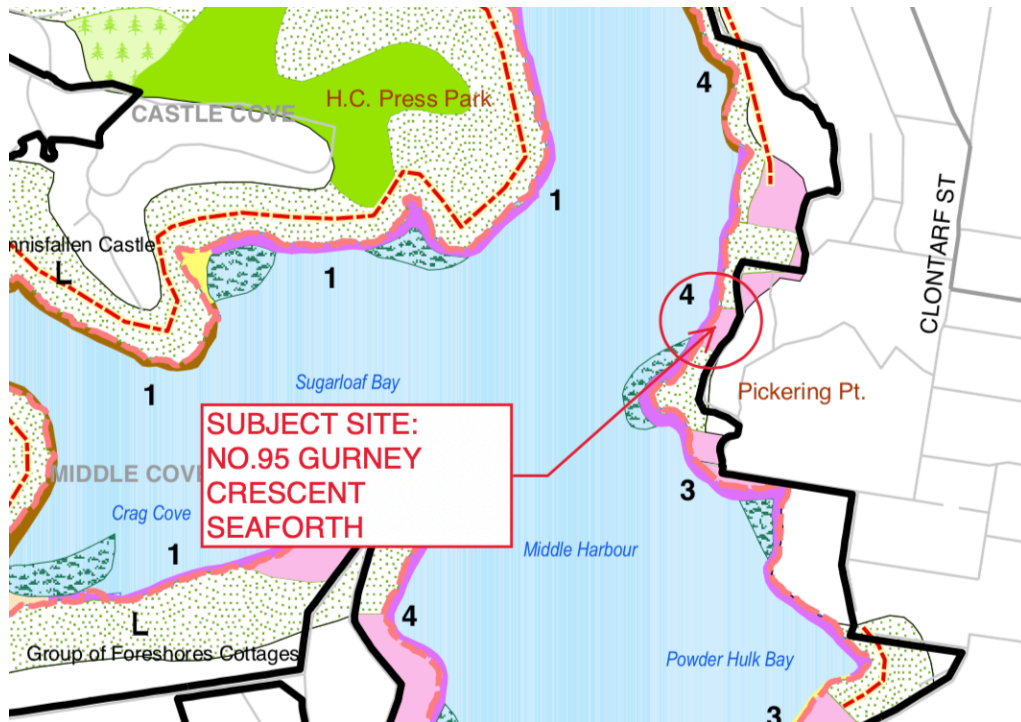


*The Zone W2 – Environment Protection provides for the protection, rehabilitation and long term management of the natural and cultural values of the waterways and adjoining foreshores. The zone covers a range of areas including significant estuarine ecosystems and habitats in parts of Manly Cove and Middle Harbour, estuarine and wetlands habitats along the Parramatta River, and significant riverine environments of the Lane Cove River and Duck Creek.*

Under the Sydney Harbour Foreshores and Waterways Area DCP: Ecological Communities and Landscape Characters the subject site is mapped as follows:



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 14**



The Terrestrial Ecological Community is described as **“Urban Development with Scattered trees”**. In Table 1 the Conservation Status of this is noted as **“Low”**

The Aquatic Ecological Community is described as **“Mixed Rocky Intertidal and Rock Platform”**. There are no seagrass beds directly in front of the subject site. In Table 1 the Conservation Status of this is noted as **“Medium”**

**Response:**

This proposed application does include minor works to occur on the waterfront and the area between the waterfront and the existing retaining wall. The works will occur within the Terrestrial Ecological Community, however as demonstrated in the application this work a) retains and celebrates existing natural landforms, b) includes almost all proposed planting to be from the Sydney Sandstone Forefore Forest PCT and c) provides future home for fauna amongst the plating areas and proposed new trees.

The proposal also includes some minor works below the MHWL just to allow for the creation of the landing steps. The deck that sits at approximately 900mm above MHWL cantilevers out over the line and does not require any maritime footings. It is submitted that the extent of the works will not impact the Aquatic community.

**Landscape Types**

The Landscape Character Type is **“Type 4”**. Under the SREP Type 4 is described as follows.



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 15**

***i. Area***

Landscape Character Type 4 applies to the residential long shores of Middle Harbour including Seaforth and North Seaforth.

***ii. Statement of Character and Intent***

The area is characterised by long natural shorelines which contain significant clifflines, rock outcrops and ledges and native vegetation. Development occupies the upper slopes and ridgelines and the shoreline has been developed with ***boat sheds***, wharves and jetties.

The intent in this area is to allow development which does not obscure the natural topographic features and vegetation which contribute to this landscape.

***iii. Performance Criteria***

Any development within this landscape is to satisfy the following criteria:

- it is sited and designed so that it does not break or contribute to the loss of the visual continuity of the landform;
- it is sited and designed so that the visual dominance of the tree canopy on the slopes and along the skyline is maintained;
- the visual significance of the clifflines, rock outcrops and ledges is retained;
- it is sited to avoid disturbing and obscuring rock outcrops and areas of native vegetation; and
- overall colours should match native vegetation and geological features as closely as possible with trim colours drawn from natural elements such as tree trunks and stone.

**Response:**

This proposed application includes minor access works to occur on the waterfront or to the area west of the existing retaining wall, however all of these works comply with the the Performance Criteria for works in the Type 4 Landscape Character area.



#### 4.0 SREP (SYDNEY HARBOUR CATCHMENT) TABLE RESPONSE.

##### Zone No W2 Environment Protection

The objectives of this zone are as follows:	
Objectives	Assessment
(a) to protect the natural and cultural values of waters in this zone,	This proposed application includes minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall. These works are typically at ground level (with the exception of access stairs) and are generally permeable in nature. They also represent a revegetation of the area following removal of overgrown noxious weeds and the revegetation will generally be compliant with the species list for the Sydney Sandstone Foreshores Forest PCT. These works comply with the objective.
(b) to prevent damage or the possibility of longer term detrimental impacts to the natural and cultural values of waters in this zone and adjoining foreshores,	As noted above. These works comply with the objective.
(c) to give preference to enhancing and rehabilitating the natural and cultural values of waters in this zone and adjoining foreshores,	Removing overgrown exotic and noxious vegetation as proposed by the owners will give preference to enhancing the natural values of the foreshore.
(d) to provide for the long-term management of the natural and cultural values of waters in this zone and adjoining foreshores	This proposed application includes minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall. This then gives easy access throughout the garden for progressive weeding and removal of noxious weeds. These works comply with the objective.

Biodiversity, ecology and environment protection			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Development should have a neutral or beneficial effect on the quality of water entering the waterways,	21 (a)	Part 2, particularly Tables 1–6.	The proposed stormwater works are previously approved however as this is a current application the Construction Certificate works will need to comply



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS**  
**95 GURNEY CRESCENT SEAFORTH**  
**DECEMBER 2020**  
**PAGE 17**

			with current regulations. This will include trash screening of stormwater flows and dispersal methods to ensure stormwater outlets do not cause erosion to the forshore.
Development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),	21 (b)	Part 2, particularly Tables 1–6.	This proposed application includes minor access works within the aquatic zone just for footing of landing steps. The landing steps are intended to bridge the intertidal zone and existing oyster shell area, which in essence protects them from damage. These works comply with the objective.
Development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),	21 (c)	Part 2, particularly Tables 1–6.	Not Applicable.
Development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water quality) as a result of increased access,	21 (d)	Part 2, particularly Tables 1–6.	Not Applicable. There does not appear to be any examples of aquatic vegetation in front of the site and the proposed landing steps are minor enough to not impact anything that may exist.
Development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation,	21 (e)	Part 2, particularly Tables 1–6.	Not Applicable. The works do not need to reinstate any areas.
Development should retain, rehabilitate and restore riparian land,	21 (f)	Part 2, particularly Tables 1–6.	Not Applicable.
Development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,	21 (g)	Part 2, particularly Tables 1–6.	Not Applicable.

**Public access to and use of foreshores and waterways**



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 18**

<b>Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration</b>	<b>Relevant Clause in SREP</b>	<b>Relevant Part in this DCP</b>	<b>Development Application Assessment</b>
Development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	22 (a)	Part 4 (Section 4.3) and Part 5 (Section 5.2).	The proposal neither maintains nor improves public access along the foreshore because there isn't any at present. The subject site is bounded on both sides by other private properties and none of these properties have public access along the foreshore. There is however access to bushland and then to the foreshore to the north of the site at the end of the formal part of Gurney Crescent.
Development should maintain and improve public access to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	22 (b)	Part 4 (Section 4.3) and Part 5 (Section 5.2).	Not applicable. See above.
If foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land,	22 (c)	Not specifically covered by the DCP.	Not applicable. See above.
The undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided,	22 (d)	Part 4 (Section 4.3) and Part 5 (Section 5.2).	Not applicable. See above.
The need to minimise disturbance of contaminated sediments.	22 (e)	Not specifically	
Development should retain, rehabilitate and restore riparian land,	21 (f)	Part 2, particularly Tables 1–6.	Not applicable.
Development on land adjoining wetlands should maintain and enhance the ecological integrity of	21 (g)	Part 2, particularly Tables 1–6.	Not applicable.



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 19**

the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,			
The cumulative environmental impact of development,	21 (h)	Part 2, particularly Tables 1–6.	
Whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance.	21 (i)	Part 2, particularly Tables 1–	Not applicable.

<b>Interrelationship of waterway and foreshore uses</b>			
<b>Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration</b>	<b>Relevant Clause in SREP</b>	<b>Relevant Part in this DCP</b>	<b>Development Application Assessment</b>
Development should promote equitable use of the waterway, including use by passive recreation craft,	24 (a)	Various landscape character types (1–16) in Part 3. Part 4.	This proposed application includes minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall. These works comply with the objective.
Development on foreshore land should minimise any adverse impact on the use of the waterway, including the use of the waterway for commercial and recreational uses,	24 (b)	Various landscape character types (1–16) in Part 3. Part 4.	Not applicable. Works do not extend out past end boundary and are entirely over the existing rock platform.
Development on foreshore land should minimise excessive congestion of traffic in the waterways or along the foreshore,	24 (c)	Various landscape character types (1–16) in Part 3. Part 4.	Not applicable
Water-dependent land uses should have priority over other uses,	24 (d)	Various landscape character types (1–16) in Part 3. Part 4.	Not applicable
Development should avoid conflict between the various uses in the waterways and along the foreshores.	24 (e)	Various landscape character types (1–	Not applicable

**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS**  
**95 GURNEY CRESCENT SEAFORTH**  
**DECEMBER 2020**  
**PAGE 20**

		16) in Part 4.	
--	--	----------------	--

<b>Foreshore and waterways scenic quality</b>			
<b>Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration</b>	<b>Relevant Clause in SREP</b>	<b>Relevant Part in this DCP</b>	<b>Development Application Assessment</b>
The scale, form, design and siting of any building should be based on an analysis of: (i) the land on which it is to be erected, and  (ii) the adjoining land, and (iii) the likely future character of the locality,	25 (a)	Various landscape character types (1–16) in Part 3. Part 4 (sections 4.4 and 4.5).Part 5 (sections 5.3 and 5.4).	This proposed application includes minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall. This is considered appropriate for the area that this exists in and is reflective of neighbour waterside works and rear landscaped areas. Further, these works represent a better biodiversity answer to neighbours with the inclusion of specific endemic to the area. These works comply with the objective.
Development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,	25 (b)	Various landscape character types (1–16) in Part 3. Part 4 (sections 4.4 and 4.5).Part 5 (sections 5.3 and 5.4).	As noted above.
The cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.	25 (c)	Various landscape character types (1–16) in Part 3. Part 4 (sections 4.4 and 4.5).Part 5	As noted above.



		(sections 5.3 and 5.4).	
--	--	-------------------------	--

<b>Maintenance, protection and enhancement of views</b>			
<b>Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration</b>	<b>Relevant Clause in SREP</b>	<b>Relevant Part in this DCP</b>	<b>Development Application Assessment</b>
Development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,	26 (a)	Various landscape character types (1-16) in Part 3. Parts 4 & 5.	As noted above.
Development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,	26 (b)	Various landscape character types (1-16) in Part 3. Parts 4 & 5.	Not applicable.
The cumulative impact of development on views should be minimised.	26 (c)	Various landscape character types (1-16) in Part 3. Parts 4 & 5.	This has been considered in the application

## **5.0 COASTAL MANAGEMENT ACT 2016 STATUS**

The subject property is located on the Coastal Zone under the Coastal Management Act 2016.

### **The Objectives of this Act are as follows:**

*The objects of this Act are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State, and in particular:*

- (a) *to protect and enhance natural coastal processes and coastal environmental values including natural character, scenic value, biological diversity and ecosystem integrity and resilience, and*

**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 22**

- (b) to support the social and cultural values of the coastal zone and maintain public access, amenity, use and safety, and*
- (c) to acknowledge Aboriginal peoples' spiritual, social, customary and economic use of the coastal zone, and*
- (d) to recognise the coastal zone as a vital economic zone and to support sustainable coastal economies, and*
- (e) to facilitate ecologically sustainable development in the coastal zone and promote sustainable land use planning decision-making, and*
- (f) to mitigate current and future risks from coastal hazards, taking into account the effects of climate change, and*
- (g) to recognise that the local and regional scale effects of coastal processes, and the inherently ambulatory and dynamic nature of the shoreline, may result in the loss of coastal land to the sea (including estuaries and other arms of the sea), and to manage coastal use and development accordingly, and*
- (h) to promote integrated and co-ordinated coastal planning, management and reporting, and*
- (i) to encourage and promote plans and strategies to improve the resilience of coastal assets to the impacts of an uncertain climate future including impacts of extreme storm events, and*
- (j) to ensure co-ordination of the policies and activities of government and public authorities relating to the coastal zone and to facilitate the proper integration of their management activities, and*
- (k) to support public participation in coastal management and planning and greater public awareness, education and understanding of coastal processes and management actions, and*
- (l) to facilitate the identification of land in the coastal zone for acquisition by public or local authorities in order to promote the protection, enhancement, maintenance and restoration of the environment of the coastal zone, and*
- (m) to support the objects of the Marine Estate Management Act 2014.*

**Response:**

This proposed application includes minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall.

These works are typically at ground level (with the exception of access stairs) and are generally permeable in nature. They also represent a revegetation of the area following removal of overgrown noxious weeds and the revegetation will generally be compliant with the species list for the Sydney Sandstone Foreshores Forest PCT.

These works comply with the objectives for items a), c), e), h), i), j), and m) as noted above. All other objectives are not relevant in this instance.

As a result, it is submitted that the DA for 95 Gurney Crescent does not contravene any objectives of the Coastal Management Act.

**5.0 SEPP (COASTAL MANAGEMENT) 2018 STATUS**



**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 23**

The subject property is located within the Coastal Use Area map boundary and the Land Application Map boundary under the SEPP (Coastal Management) 2018. It is not located in the vicinity of a Coastal Wetland or Littoral Rainforest.

**6.0 MANLY LOCAL ENVIRONMENTAL PLAN 2013 - REG 6.10 STATUS**

In the Manly LEP under Clause 6.10 Limited development on foreshore area, the objectives of this standard are as follows:

- (1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.*
- (2) Development consent must not be granted to development on land in the foreshore area except for the following purposes--*
  - (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,*
  - (b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,*
  - (c) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*
- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that--*
  - (a) the development will contribute to achieving the objectives for the zone in which the land is located, and*
  - (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*
  - (c) the development will not cause environmental harm such as--*
    - (i) pollution or siltation of the waterway, or*
    - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
    - (iii) an adverse effect on drainage patterns, and*
  - (d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*
  - (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and*
  - (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and*
  - (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and*
  - (h) sea level rise or change of flooding patterns as a result of climate change has been considered.*

**COASTAL MANAGEMENT STATEMENT – LOWER GARDEN WORKS  
95 GURNEY CRESCENT SEAFORTH  
DECEMBER 2020  
PAGE 24**

- (4) In satisfying itself about a matter mentioned in subclause (3) (e), the consent authority must give consideration to the following--*
- (a) continuous public access to and along the foreshore through or adjacent to the proposed development,*
  - (b) public access to link with existing or proposed open space,*
  - (c) public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land,*
  - (d) public access to be located above mean high water mark,*
  - (e) reinforcing the foreshore character and respect for existing environmental conditions.*

**Response:**

In regard to Item 1, 2 and 3, this proposed application includes minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall. These works are typically at ground level (with the exception of access stairs) and are generally permeable in nature. They also represent a revegetation of the area following removal of overgrown noxious weeds and the revegetation will generally be compliant with the species list for the Sydney Sandstone Foreshores Forest PCT. These works comply with the objective. there is no development proposed at this stage in the foreshore area.

The development will not cause environmental harm.

In regard to Item 4, there is no public access to the foreshore by nature of both adjoining properties having no public access to the foreshore.

**6.0 Conclusion**

As noted a few times above, this proposed application includes very appropriate and non-intrusive minor access works and waterside works (such as access deck and landing steps) to occur on the waterfront and in the area to the west of the existing retaining wall. These works are typically at ground level (with the exception of access stairs) and are generally permeable in nature. They also represent a revegetation of the area following removal of overgrown noxious weeds and the revegetation will generally be compliant with the species list for the Sydney Sandstone Foreshores Forest PCT.

This statement should be sufficient to satisfy this issues and we ask that approval be granted.