

## Natural Environment Referral Response - Coastal

Application Number:	Mod2021/0515
Date:	28/07/2021
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 12 DP 867302 , 79 B Lauderdale Avenue FAIRLIGHT NSW 2094

### 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 was assessed in consideration of:

- Supplied plans and reports;
- *Coastal Management Act 2016*;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005;
- State Environmental Planning Policy (Coastal Management) 2018 (Clause 15); and
- Relevant LEP and DCP clauses.

The application meets the requirements of the relevant Environmental Planning Instruments and policies.

Recommended for approval subject to conditions:

- Design impact on coastal processes and public/private amenity (prior to issue of construction certificate).

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:

#### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Design Impact on Coastal Processes and Public/Private Amenity

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact the coastal process and public/private