

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2022/1910
<b>Proposed Development:</b>	Demolition work and construction of a Residential Flat Building including basement car parking.
<b>Date:</b>	15/02/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot CP SP 2492 , 61 North Steyne MANLY NSW 2095

### Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore  
And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

### Officer comments

The proposed development fronts Manly Beach zone RE1 Public Recreation land, and Parks Reserves and Foreshores Referral have assessed the application against the following:

- Manly Local Environmental Plan zone RE1 objectives, including: to ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.
- Manly Development Control Plan clause 3.1.1 Streetscape.

The development is not detrimental to the landscape and recreational character of the fronting zone RE1 Public Recreation land, and as such Parks, Reserves and Foreshores raise no concerns with the development proposal.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Parks, Reserves and Foreshores Conditions:

Nil.