

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2025/0455
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including an inclinor
<b>Date:</b>	10/06/2025
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 2 DP 562588 , 131 A Seaforth Crescent SEAFORTH NSW 2092 Lot LIC 30002060 , 131 A Seaforth Crescent SEAFORTH NSW 2092

### 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 works as described in reports and as illustrated on plans include alterations and additions to the existing dwelling house; demolition of internal and external walls; and installation of an inclinor adjacent to the northern side boundary.

The development site adjoins foreshore waterway that is located downslope of the property. The land zone is C3 Environmental Management under Manly LEP and clause 6.9 Foreshore Scenic Protection Area and 6.10 Limited development on foreshore area, applies. The foreshore character outcome of the zone C3 Environmental Management objectives includes protection and management of the ecological and aesthetic landscape values, protection of tree canopies to maintain the natural scenic qualities of the foreshore, revegetate and rehabilitate the foreshore, and ensure that the bulk and scale of development integrates with the natural environment.

All development works must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from travelling across the boundary and into the foreshore waterway. The proposed inclinor continues across the foreshore building line and this matter shall be determined by the Assessing Planning Officer. It is noted that the works under this application retain the lower slopes natural landscape setting along the foreshore including trees and natural rock outcrops.

The development is not detrimental to the prevailing foreshore character when viewed from the adjoining waterway, 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.