

Natural Environment Referral Response - Coastal

Application Number:	Mod2021/0086
Date:	31/03/2021
Responsible Officer	Clare Costanzo
Land to be developed (Address):	Lot 44 DP 11214 , 95 Gurney Crescent SEAFORTH NSW 2092

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 modification application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Coastal Management) 2018, Sydney Harbour Catchment Regional Environment Plan, 2005 and Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005. It has also been assessed against requirements of the Manly LEP and DCP.

The subject site has been identified as being within the coastal zone and included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP).

The subject site is located within the Sydney Harbour Catchment and is identified as being within the Foreshores and Waterways Area. The subject site is also shown to be as "Manly Foreshores Scenic Protection Area" in Manly LEP 2013.

Proposed modifications, in general, support the requirements of the relevant statutory documents

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:

Nil.