

Natural Environment Referral Response - Coastal

Application Number:	Mod2018/0065
Responsible Officer	Luke Perry
Land to be developed (Address):	Lot 2 DP 252420 , 38 Stuart Street MANLY NSW 2095

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 following reports have been reviewed:

- Statement of Environmental Effects

The Section 96 Modification is not supported. The intent and details of the original court condition (Condition DA1) for removal of the existing access stairs is supported.

The existing access stairs are not on private property and result in an encroachment on to the Little Manly public beach reserve.

The encroachment is not consistent with Sydney Regional Environment Plan (Sydney Harbour Catchment) 2005 and Sydney Harbour Foreshores and Waterways Area: Development Control Plan 2005 (Part 2 Planning Principles and Division 2 Matters for consideration).

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Natural Environment Conditions:

Nil.