

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	Mod2023/0713
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1408 granted for Demolition works and construction of a dwelling house including a boatshed
<b>Date:</b>	26/02/2024
<b>Responsible Officer</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2 DP 325220 , 16 Addison Road MANLY NSW 2095 Lot LIC 30003605 , 16 Addison Road 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 proposal seeks approval for modification of development consent DA 2021/1408 granted for demolition works and construction of a dwelling house including a boatshed

The proposed modifications predominately relate to minor changes, exterior openings, internal layout of the dwellings and carport.

The subject property is located within the 'Coastal Environment Area' and the 'Coastal Use Area' maps of the Coastal Zone, Sydney Harbour Foreshores and Waterways Area and also in the Foreshore Scenic Protection area, In addition, the subject property is affected by Estuarine Hazards. Part of the subject property is within the 'Foreshores Building Line'

This application was assessed in consideration of:

§ Supplied plans and reports, including;

o Statement of Modifications prepared by KN Planning Pty. Ltd. dated 20 October 2023

§ Coastal Management Act 2016

§ State Environmental Planning Policy (Resilience & Hazards) 2021

Schedule 1 of the State Environmental Planning Policy Amendments (Water Catchments) 2022 amending the State Environmental Planning Policy (Biodiversity & Conservation) 2021  
Estuarine Risk Assessment Study for the Middle Harbour (2022)  
Sydney Harbour Foreshores and Waterways Area DCP

§ Relevant LEP and DCP Clauses

The application proposes no new modifications within the foreshores area.

There appears to be risk in terms of estuarine hazards affecting the subject site. A draft Estuarine Planning Level is available however is not considered relevant as proposed modifications are located above the EPL.

The objectives and requirement of the CMA 2016, SEPP -R & H 2021 and relevant LEP and DCP Clauses have been met.

The proposed modifications appear consistent with the design intent of the original proposal.

No conditions in additions to those for the original development application are considered necessary

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.