

Natural Environment Referral Response - Coastal

Application Number:	DA2021/0175
Date:	19/04/2021
Responsible Officer	Catriona Shirley
Land to be developed (Address):	Lot 4 DP 556466 , 12 Fisher Street BALGOWLAH HEIGHTS NSW 2093

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 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 proposed development meets Clauses 12 and 15 of the Coastal Management SEPP (13 and 14 do not apply) and meets the requirements of the Sydney Harbour REP and DCP, and relevant clauses of the Manly LEP and DCP.

The impacts on the coastal environment have been assessed as acceptable subject to conditions.

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site