

Natural Environment Referral Response - Coastal

Application Number:	Mod2019/0303
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot 10 DP 2610 , 3 Ogilvy Road CLONTARF 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 property contains an un-named watercourse and is flood affected - as mapped in the Manly to Seaforth Flood Study (2018).

The modification has been assessed for the impacts on riparian land and the adjoining watercourse including impacts on vegetation, biodiversity, bank stability and water quality.

As part of the assessment, staff have considered the

- * Plans - Mast Set
- * Statement of Environmental Effects
- * Manly LEP and DCP
- * Sydney Harbour Catchment Regional Environment Plan, 2005 and Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005

The proposed decks extend and are cantilevered out over the watercourse and encroach further into the riparian zone than the previous approval. The support structures are sufficiently set back from the top of bank in bedrock however deck encroachment is not in keeping with best practice for development in riparian zones (10m from top of bank is preferred).

It has been determined that while the previous design did not have significant impact to the bank, watercourse and riparian zone, the proposed design will.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Natural Environment Conditions:

Nil.