

Memo

To: Peter Biscoe
Chair, Northern Beaches Local Planning Panel

Cc: Peter Robinson
Executive Manager, Development Assessment

From: Rebecca Englund
Acting Manager, Development Assessment

Date: 1 September 2021

Subject: Item 4.2 - Mod2020/0314

On page 46 of the Agenda, a statement is made confirming that the proposed modification remains consistent with the relevant provisions of the Sydney Harbour Development Control Plan ('the DCP'). To affirm this statement, I provide the following detailed assessment:

Part 2 – Ecological Assessment

The proposed modifications do not result in any additional or unreasonable impacts upon the Little Penguin colony known to forage beneath the wharf, and the proposal will not impact upon seagrass. It is noted that the ecological assessment undertaken with respect to the original application was made on the basis that the enlarged structure was to be supported additional piles, which is consistent with the modified development.

Part 3 – Landscape Assessment

The proposed development is located with Landscape Character Locality 8, and the proposed enlargement of the deck area remains consistent with the Statement of Character and Intent for that locality, which reads as follows:

"These areas have a high level of built form with waterside commercial, industrial and residential uses. The commercial and industrial uses play an important role in terms of tourism and maritime services which support water-based activities. There are special features in these areas that contribute to the visual character of the area that should be maintained".

Part 4 – Design Guidelines for Water-Based and Land/Water Interface Developments

The modified development has been designed in a manner that is in keeping with the general requirements prescribed by clause 4.2 of the DCP, being the general requirements for all land/water interface developments. In particular, the enlarged deck is not excessive in scale, will not impact upon navigation in the waterway, nor public access to the foreshore, and the structure will not affect natural tides or flows.

The proposed modified development does not impact upon foreshore access, consistent with clause 4.3 of the DCP.

The modified deck will still address the waterway and will not unreasonably obstruct views from public places to the waterway or views of listed landmarks, consistent with clause 4.4 of the DCP.

The scale of the modified development remains consistent with that of the existing structure and is not of a scale that will dominate the waterway. The application does not propose any lighting, and as such, will not result in any adverse impacts upon navigation at night. The proposal is consistent with the provisions of clause 4.5 of the DCP.