

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0022
Proposed Development:	Demolition works and construction of a five (5) storey residential flat building with basement parking and associated landscaping
Date:	08/05/2025
Responsible Officer	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 4518 , 101 North Steyne 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 application has been assessed in consideration of the

- Coastal Management Act 2016
- State Environmental Planning Policy (Resilience & Hazards) 2021
- Manly Coastal Draft Risk (Draft) 2100 Hazard Lines
- Manly LEP and DCP.

Proposed works

The supplied information indicates that the proposed development is to comprise demolition of the existing building followed by construction of a five-storey residential building with a basement level constructed at RL of -1.13 m AHD

SUPPORTED: WITH CONDITIONS

The application has been assessed in consideration of the Coastal Management Act 2016 and State Environmental Planning Policy (Resilience & Hazards) 2021. This referral has focused on the impact of the proposal on coastal processes and hazards. The assessment of compliance with controls applying to visual amenity, scenic qualities or aesthetic appearance of the foreshore or surrounding coastal environment will be undertaken by the development assessment officer assessing this development application.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore Coastal Management Act 2016 is applicable to the proposed development.

The proposed development is generally in line with the objects, as set out under the Coastal Management Act 2016.

This referral has not assessed the compliance of the proposal, for any potential impact on the scenic value of the area in accordance with the objectives of Clause 3 (a) of the Coastal Management Act 2016 that relate to scenic impact. Assessment of compliance with Clause 3 (a) of the Coastal Management Act will be undertaken by the development assessment officer assessing this development application.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Use Area' maps under the State Environmental

Planning Policy (Resilience & Hazards) 2021 (SEPP R & H), hence clauses 2.11 and 2.12 (R & H) apply for this DA.

Comment:

On internal assessment the Statement of Environmental Effects written by Willowtree Planning dated 10 January 2025 and the Coastal Engineering Report written by Horton Coastal Engineering dated 13 December 2024 satisfies the requirements under 2.11 and 2.12 of the SEPP R&H. As such, it is considered that the application is consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

This referral has not assessed the compliance of the proposal, against any potential impact on the visual amenity or scenic qualities of the coast in accordance Clauses 2.11 (1) (a) (ii) and 2.11 (1) (a) (iii). Assessment of compliance with these clauses of the State Environmental Planning Policy (Resilience & Hazards) 2021 will be undertaken by the development assessment officer assessing this development application.

Manly LEP 2013 and Manly DCP

The subject site is located within the Manly Coastal Risk (Draft) 2100 hazard lines and as such development within this area should consider the risk of coastal hazards now and into the future.

Comment:

Upon assessment of the Coastal Engineer report by Horton Coastal Engineering dated 13 December 2024 the DA satisfies the need to consider risks to development posed by coastal hazards. As such, it is considered that the application is consistent with the Manly Coastal Draft Risk (Draft) 2100 hazard lines.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities);
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls;
- North point and scale.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Stockpiling materials

During construction, all material associated with works is to be contained at source, covered and must be within the construction area. All material is to be removed off site and disposed of according to local regulations. The property is to be kept clean and any building debris removed as frequently as required to ensure no debris enters receiving waters.

Reason: To ensure pollution control measures are effective to protect the aquatic habitats within receiving waters throughout the construction period.