

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2019/0808
<b>Responsible Officer</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 2 DP 325220 , 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 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.

### **Sydney Harbour Catchment Regional Environment Plan, 2005 and Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005.**

The proposed development is located within the W2 Environment Protection area with the Sydney Harbour Catchment Regional Environment Plan, 2005. On internal assessment, it is determined that the proposed development also meets the requirements of the Sydney Harbour REP and DCP, and relevant clauses of the Manly LEP and DCP.

### **State Environmental Planning Policy (Coastal Management) 2018**

#### **12 Development on land within the coastal vulnerability area**

*Development consent must not be granted to development on land that is within the area identified as "coastal vulnerability area" on the Coastal Vulnerability Area Map unless the consent authority is satisfied that:*

- (a) *if the proposed development comprises the erection of a building or works—the building or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and*
- (b) *the proposed development:*
  - (i) *is not likely to alter coastal processes to the detriment of the natural environment or other land, and*
  - (ii) *is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development, and*
  - (iii) *incorporates appropriate measures to manage risk to life and public safety from coastal hazards, and*
- (c) *measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards.*

Comment:

The proposed development meets Clauses 12 and 15 of the Coastal Management SEPP (13 and 14 do not apply as the subject land is within the SREP area). As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

As the proposed development is located in the Area of Outstanding Biodiversity Value in the coastal zone, recommendations of the Construction EMP should be strictly adhered to.

**Referral Body Recommendation**

Recommended for approval

**Refusal comments**

**Recommended Natural Environment Conditions:**

Nil.