

Natural Environment Referral Response - Coastal

Application Number:	DA2020/1618
Date:	14/01/2021
Responsible Officer	Adam Croft
Land to be developed (Address):	Lot 1 DP 1170245 , 0 Wharves And Jetties 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 DCP for Manly Cove 1996

The application has also been assessed using Northern Beaches SREP assessment template.

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 in line with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Coastal Management) 2018

As the subject site has been identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is also applicable to the proposed development. The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Clauses 13 (coastal environment area) and 14 (coastal use area) do not apply as the site is also located within the SREP area. Hence, only Clause 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment , the DA satisfies requirements under Clause 15 of the CM SEPP. As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

Sydney Regional Environment Plan (Sydney Harbour Catchment), 2005 Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005

Harbour Foreshores & Waterways Area

The subject site is located within the Sydney Harbour Catchment and is identified as being within

the Foreshores and Waterways Area. Hence Part 2, Clause 14 and Part 3, Division 2 apply in assessing this DA.

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Platinum Planning Solutions dated 4 December 2020, it is determined that the Planning Principles and Matters for Consideration of the Area have been met.

The subject site is located within/adjacent to the W2 (Environmental Protection) Zone.

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Platinum Planning Solutions dated 4 December 2020, it is determined that the objectives and assessment criteria of the zone have been met.

Manly DCP for Manly Cove 1996

The Manly Wharf is excluded from the Manly LEP 2013 and Manly DCP 2013. The applicable control is through the Manly DCP for Manly Cove 1996.

On internal assessment, no other coastal issues are involved.

The proposal is therefore supported.

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Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.