

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2023/0020
<b>Proposed Development:</b>	Demolition work and change of use of site to an educational establishment (Stella Maris College) and installation of temporary demountable buildings.
<b>Date:</b>	27/02/2023
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot CP SP 12627 , 50 Eurobin Avenue MANLY NSW 2095 Lot 1 SP 12627 , 1 / 50 Eurobin Avenue MANLY NSW 2095 Lot 2 SP 12627 , 2 / 50 Eurobin Avenue MANLY NSW 2095 Lot 42 DP 14521 , 48 Eurobin Avenue 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

#### SUPPORTED WITH CONDITIONS

This application was assessed in consideration of:

- Plans and reports lodged in support of the DA;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021; and
- Manly LEP 2013 and Manly DCP 2013.

#### Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to this DA. The proposed development is considered to be largely consistent with the objects, as set out under Part 1 Section 3 of the Coastal Management Act 2016.

#### State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' map and in part on the 'Coastal Use Area' map under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Therefore, divisions 3, 4 and 5 of SEPP R & H applies to this DA. As the proposed development is not located on the foreshore and management plans for the impacts of stormwater disposal and erosion and sediment control adequately address these matters to reduce negative impacts on the receiving waters of Manly Lagoon, the development is not likely to cause increased risk of coastal hazards on that land or other land.

Consequently, the development proposal is considered to satisfy the relevant requirements of SEPP R & H, subject to conditions.

#### Manly LEP 2013 and Manly DCP 2013

No other coastal planning or development controls relevant to the subject DA were identified.

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**

**Stormwater Management**

Stormwater shall be disposed of in accordance with Council's Policy. The stormwater management plan is to be implemented to ensure that there is no increase in stormwater pollutant loads arising from the approved development. Details demonstrating compliance are to be submitted to the Certifier for approval prior to issue of the Construction Certificate.

Reason: To make appropriate provision for stormwater management and disposal arising from development, to ensure that the proposed works do not negatively impact receiving waters.

**Design Impact on Coastal Processes and Public/Private Amenity**

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not negatively impact coastal processes and public/private amenity.

**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 and receiving waters from the effects of sedimentation and erosion from the site

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Pollution Control**

All stockpiles, materials, waste and slurry associated with works (including excavated material) is to be contained at source within the construction area and enclosed in waterproof covering and/or sediment and erosion control while not in use. All waste and debris is to be removed off site and disposed of as frequently as required in accordance with the Waste Management Plan and applicable regulations.

Reason: To protect the surrounding environment, and ensure that pollutants and building associated waste do not leave the construction site.