

Natural Environment Referral Response - Coastal

Application Number:	Mod2019/0255
Responsible Officer	David Auster
Land to be developed (Address):	Lot 13 DP 1189590 , 25 Spring Cove 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

The application has proposed modifications on an approved DA, DA38/2016. Since then, NSW Government has adopted the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018.

The application, hence, 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 subject land is located within the Sydney Harbour Foreshores and Waterways Area. On internal assessment, it is determined that the objectives and assessment criteria of the area have been met. Assessment template of the SREP should have been presented in the recently submitted SEE report.

As such, the proposed development 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

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps but not been included on the Coastal Vulnerability Area Map under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this Mod DA. However, as the subject land is located within the area identified under the Sydney Harbour Regional Plan (Sydney Harbour Catchment) 2005, Clauses 13 and 14 of the CM SEPP do not apply for this DA.

Comment:

On internal assessment, the mod 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.

Referral Body Recommendation

Recommended for approval

Refusal comments**Recommended Natural Environment Conditions:**

Nil.