

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2025/0729
<b>Proposed Development:</b>	Use of kiosk and forecourt as a retail premises
<b>Date:</b>	15/07/2025
<b>Responsible Officer</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 2 DP 1170245 , 0 Wharves And Jetties MANLY NSW 2095 Lot 3 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 (Resilience & Hazards) 2021, State Environmental Planning Policy (Biodiversity & Conservation) 2021 and Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005. It has also been assessed against requirements of the Manly LEP and DCP.

#### 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 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 (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Clauses 2.10 (coastal environment area) and 2.11 (coastal use area) do not apply as the site is also located within the Sydney Harbour catchment area. Hence, only Clause 2.12 of the SEPP R & H apply for this DA.

#### Comment:

On internal assessment, the DA satisfies the requirements under clause 2.12 of the SEPP R&H. As such, it is considered that the application is generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

#### State Environmental Planning Policy (Biodiversity & Conservation) 2021

#### 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 6.3, Division 3 apply in assessing this DA. On internal assessment, it is determined that the Planning Principles and Matters for Consideration of the Area

have been met.

The subject site is located within the Zone 6 Scenic Waters Active Use. On internal assessment, it is determined that the objectives and assessment criteria of the zone have been met.

Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005

The subject site is located within a foreshore area identified on the map and therefore the DCP applies to the proposed development. On internal assessment it is determined that the proposed development satisfies the requirements of the DCP.

Manly LEP 2013 and Manly DCP

No issues 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:**

Nil.