

Natural Environment Referral Response - Coastal

Application Number:	DA2019/1021
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 2 DP 1019352 , 0 West Esplanade 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.

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 but not been included on the Coastal Vulnerability Area Map 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

The subject site is located within W2 (Environmental Protection).

As assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Colco Consulting Pty Ltd dated 12 August 2019 and Council accepts the 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

Landscape character Assessment

The subject site is located within the Landscape Character Type 8

On internal assessment/ As assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Colco Consulting Pty Ltd dated 12 August 2019 and Council accepts the assessment, it is determined that the proposed development within the landscape satisfy the relevant criteria.

Manly LEP 2013 and Manly DCP

No issues identified.

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Natural Environment Conditions:

Nil.