

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0491
Proposed Development:	Alterations and additions to a shop including fit-out and signage
Date:	21/05/2025
Responsible Officer	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 72850 , 92 The Corso 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, and the State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has also been assessed against the 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 Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.11 and 2.12 of the CM (R & H) apply for this DA. Clause 2.11 (coastal use area) does 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 however is not identified as being within the Foreshores and Waterways Area. Hence Part 6.3, Division 3 will not apply in assessing this DA.

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.