

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2025/0458
<b>Proposed Development:</b>	Internal fitout and signage
<b>Date:</b>	03/06/2025
<b>Responsible Officer</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 3 SP 87071 , 3 / 8 - 28 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

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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 and Conservation) 2021 and has also been assessed against requirements of the Manly LEP 2013 and Manly DCP.

#### Coastal Management Act 2016

The subject site has not been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is not applicable to the proposed development.

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

The subject land has not been included on the 'Coastal Use Area' or 'Coastal Environment' 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) will not apply for this DA.

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

The subject site is located within the Sydney Harbour Catchment however is not located 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 other coastal related 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.