

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2024/0557
<b>Proposed Development:</b>	Alterations and additions to a dwelling and use as an educational establishment
<b>Date:</b>	25/06/2024
<b>Responsible Officer</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 1 DP 1045063 , 46 Eurobin 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

This Development Application is to seek consent for the following works on the New School Site:

1. Alterations and additions to the existing dwelling house comprising:
  - (a) Removal of some internal walls and the amenities on the first floor
  - (b) Internal reconfiguration to make way for staff administration and a uniform shop
  - (c) New entrance gates on eastern side boundary shared with the Main Campus
2. Change of use from a residential to educational establishment (school), to be used in association with Stella Maris College

The application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy Resilience & Hazards) 2021 and has also been assessed against requirements of the Manly LEP 2013 and Manly DCP.

### **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 (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). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Robinson Urban Planning Pty. Ltd. dated 1 May 2024, the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP R&H.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

### **Manly LEP 2013 and Manly DCP**

No coastal related issues identified.

As such, it is considered that the application does comply with the requirements of the coastal relevant clauses of the Manly LEP 2013 and Manly DCP.

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.