

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2023/1708
<b>Proposed Development:</b>	Demolition works and construction of a Recreation Facility (indoor) with signage
<b>Date:</b>	28/02/2024
<b>Responsible Officer</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 2743 DP 752038 , 431 Pittwater Road NORTH MANLY NSW 2100

### 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 application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021 and
- Relevant LEP and DCP clauses

### General Comments

This referral provides comment in relation to the proposed development and consideration of natural coastal processes as well as coastal hazards. Comments related to potential impacts of the proposal on the hydrological (surface and groundwater) and ecological environment in relation to compliance with the State Environmental Planning Policy (Resilience and Hazards) 2021 are included in the NECC (Riparian Lands and Creeks) referral.

### 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 this DA. The proposed development is considered to be consistent with the objects, as set out under Part 1 Section 3 of the Coastal Management Act 2016.

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

The subject land has been included on the and 'Coastal Use Area' and 'Coastal Environment' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP). Hence, Clauses 2.10, 2.11 and 2.12 of apply for this DA.

On internal assessment and DA satisfies requirements under clauses of State Environmental Planning Policy (Resilience and Hazards) 2021 in relation to natural coastal processes and coastal hazards.

Warringah LEP 2011 and Warringah DCP 2011

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 Warringah LEP 2011 and Warringah DCP 2011.

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.