

## Natural Environment Referral Response - Coastal

Application Number:	Mod2019/0312
Responsible Officer	Kent Bull
Land to be developed (Address):	Lot 7118 DP 1059397 , 0 Sandy Bay Road CLONTARF NSW 2093

### 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 subject land is located within the Sydney Harbour Foreshores & Waterways area boundary. Based on internal assessment, it is determined that the proposed modifications meet the requirements of the Sydney Harbour REP and DCP, and relevant clauses of the Manly LEP and DCP.

The subject land is also located with the Coastal Zone.

### 12 Development on land within the coastal vulnerability area

*Development consent must not be granted to development on land that is within the area identified as "coastal vulnerability area" on the Coastal Vulnerability Area Map unless the consent authority is satisfied that:*

- (a) *if the proposed development comprises the erection of a building or works—the building or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and*
- (b) *the proposed development:*
  - (i) *is not likely to alter coastal processes to the detriment of the natural environment or other land, and*
  - (ii) *is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development, and*
  - (iii) *incorporates appropriate measures to manage risk to life and public safety from coastal hazards, and*
- (c) *measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards.*

### Comment:

The proposed modifications meet Clauses 12 and 15 of the Coastal Management SEPP (Clauses 13 and 14 do not apply as the land is located within the SREP area). As such, it is considered that the

application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

**Referral Body Recommendation**

Recommended for approval

**Refusal comments**

**Recommended Natural Environment Conditions:**

Nil.