

## Natural Environment Referral Response - Coastal

Application Number:	DA2019/0945
Responsible Officer	Kelsey Wilkes
Land to be developed (Address):	Lot 70 DP 14521 , 43 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

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 (SREP), 2005 and Sydney Harbour Foreshores and Waterways Area Development Control Plan, 2005 and also been assessed against requirements of the Manly LEP 2013 and DCP.

### State Environmental Planning Policy (Coastal Management) 2018

#### 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 subject land is not located in the Sydney Harbour Catchment and hence not covered under the SREP 2005.

The subject land has been included both in the 'Coastal Environment Area' and 'Coastal Use Area' map but not been included on the Coastal Vulnerability Area Map under the State the Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 12, 13, 14 and 15 of the CM

SEPP apply for this DA

On internal assessment, the proposed development meets the requirements of the clauses 13 (Coastal Environment) and 14 (Coastal Use). In regard to clauses 12 and 15 of the CM SEPP the proposed development is unlikely to cause increased risk of coastal hazards on the subject land or other land.

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.