

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0804
Proposed Development:	Use of Premises as a restaurant
Date:	05/08/2025
Responsible Officer	Phil Lane
Land to be developed (Address):	LOT 1 S/P 75993 , 1 / 54 Garden Street NORTH NARRABEEN NSW 2101 Lot CP SP 75993 , 54 Garden Street NORTH NARRABEEN NSW 2101 LOT 1 S/P 75993 , 1 / 54 Garden Street NORTH NARRABEEN NSW 2101

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

General Comments

This proposal is for the change of use of an existing takeaway food and drink premises to a sit-down restaurant or café. The proposal does not include any physical changes to the existing premises. Therefore any negative impact to the surrounding environment or coastal processes are unlikely to result from the proposal.

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 application. 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 'Coastal Wetlands or Littoral Rainforest Proximity Area', 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP). Hence, Clauses 2.9, 2.10, 2.11 and 2.12 apply for this DA.

On internal assessment the application satisfies requirements under clauses 2.9, 2.10, 2.11 and 2.12 of the SEPP. As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

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.