

## Natural Environment Referral Response - Coastal

<b>Application Number:</b>	DA2025/0725
<b>Proposed Development:</b>	Use of Premises as an artisan food and drink industry including fitout and signage
<b>Date:</b>	15/07/2025
<b>Responsible Officer</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot B DP 348088 , 380 Pittwater Road NORTH MANLY NSW 2100 Lot 23 DP 5342 , 380 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

The application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Resilience & Hazards) 2021 and the State Environmental Planning Policy (Biodiversity & Conservation) 2021. It has also been assessed against requirements of the Manly LEP and 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' map under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.10 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 Watermark Planning dated June 2025, the DA satisfies the requirements under clause 2.10 and 2.12 of the SEPP R&H.

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

Manly LEP 2013 and Manly DCP

No issues identified.

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.