

Natural Environment Referral Response - Coastal

Application Number:	DA2023/0195
Proposed Development:	Use of premises (Shop 11) as a cafe including fit-out and signage
Date:	23/03/2023
Responsible Officer	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 1170245 , 0 Wharves And Jetties 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

SUPPORTED WITHOUT CONDITIONS

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- Relevant LEP and DCP clauses; and
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.12)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (sections 6.6 & 6.7)

NOTE: Clauses 2.10 (coastal environment area) and 2.11 (coastal use area) do not apply as the site is also located within the Sydney Harbour catchment area. Hence, only Clause 2.12 of the SEPP apply for this DA.

On internal assessment against the relevant Environmental Planning Instruments and Statement of Environmental Effects report prepared by Metro Planning dated November 2022, the DA satisfies requirements under clauses 2.12 of the SEPP.

Manly LEP 2013 and Manly DCP

Development on Foreshore Area

The subject site is also shown to be as "Manly Foreshores Area" on Council's Area "within the foreshore building line Map" in Manly LEP 2013. Hence, Part 6, Clause 6.10 –Limited development on foreshore area of the Manly LEP 2013 applies for any development within the foreshore area.

The DA proposes works involving the internal refurbishment of an existing food and drink premise including new storeroom, joinery, equipment, shop front and signage. Minor external works of the façade facing the wharf are also proposed involving new glazing and entry door, all within the foreshore line. All these proposed works are consistent with Clause 6.10(2).

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Metro Planning dated November 2022 , the DA satisfies the objectives and

requirements of Part 6, Clause 6.10 of the Manly LEP 2013

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.