



Tel: 02 8004 0460

[www.auswideconsulting.com.au](http://www.auswideconsulting.com.au)

[info@auswideconsulting.com.au](mailto:info@auswideconsulting.com.au)

ABN 18 162 361 042

## STATEMENT OF ENVIRONMENTAL EFFECTS

### **‘Manly Sushi’ Shop 2, 38-42 The Corso Manly, NSW 2095**

#### *INTERNAL FITOUT WORKS AND BUSINESS IDENTIFICATION SIGNAGE*

|   |                |
|---|----------------|
| Prepared for:                                       | Keeyuen Design |
| Date Prepared:                                      | March 2023     |
| Revision:   | 1.0            |
| Northern Beaches Council Development Application #: | TBA            |

## **Copyright**

This report has been prepared by AusWide Consulting. Reproduction without written authority from AusWide Consulting is prohibited. Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.

## **Restrictions on Use**

This report has been prepared specifically for owners of Shop 2, 38-42 The Corso, Manly NSW 2095 as the client. No part of this report may be referred to or quoted in any way without the written approval of the author. No party other than the owners of Shop 2, 38-42 The Corso, Manly NSW 2095 may rely upon representation in this report for any purpose whatsoever, and the author accepts no liability for any such party relying upon this report.

## **Limits of Report**

This report considers the particular instructions and requirements of our client. AusWide Consulting has taken care in the preparation of this report. However, it neither accepts liability nor responsibility whatsoever in respect of:

- Any use of this report by a third party,
- Any third party whose interests may be affected by any decision made regarding the contents of this report, and/or
- Any conclusion drawn resulting from omission or lack of full disclosure by the client, or the clients' consultants.

|  |    |
|--|----|
| <a href="#"><u>Introduction</u></a> .....  | 4  |
| <a href="#"><u>Background and Existing Conditions</u></a> .....  | 5  |
| <a href="#"><u>Development Proposal</u></a> .....  | 7  |
| <a href="#"><u>Environmental Assessment</u></a> .....  | 8  |
| <a href="#"><u>Section 4.15 (1)(a)(i) Environmental Planning Instruments</u></a> .....   | 8  |
| <a href="#"><u>State Environmental Planning Policy (Industry and Employment) 2021</u></a> .....  | 9  |
| <a href="#"><u>Manly Local Environmental Plan 2013</u></a> .....   | 13 |
| <a href="#"><u>Section 4.15 (1)(a)(iii) Development Control Plans</u></a> .....  | 13 |
| <a href="#"><u>Manly Development Control Plan 2013</u></a> .....   | 13 |
| <a href="#"><u>Section 4.15 (1)(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</u></a> ..... | 19 |
| <a href="#"><u>Section 4.15 (1)(c) Suitability of the Site for the Development</u></a> .....   | 19 |
| <a href="#"><u>Section 4.15 (1)(d) Any submissions made in accordance with this Act or the regulations</u></a> .....   | 19 |
| <a href="#"><u>Section 4.15 (1)(e) Public Interest</u></a> .....   | 20 |
| <a href="#"><u>Conclusion</u></a> .....  | 20 |

## Introduction

This Statement of Environmental Effects has been prepared to accompany a development application for the internal fit out works to establish a food and drink premises in 'Manly Sushi' with associated business identification signage at Shop 2, 38-42 The Corso, Manly.

The development specifically proposes the following:

- Total floor area: 118.5sqm
- Operating days: Monday to Sunday
- Operating hours: 11am to 9.30pm
- Staff: 8
- Capacity: 30 seats
- 1x fascia signage

This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to detail the proposed development, review the applicable planning regime relating to the works, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

The proposal is submitted under the provisions of the Manly Local Environmental Plan 2013 (MLEP 2012). The subject site is zoned B2 Local Centre pursuant to the MLEP 2013. An assessment of the development has not identified any unreasonable adverse environmental impacts that have arisen as a result of the works. It is therefore recommended that consent for the development is granted subject to Council's standard conditions.

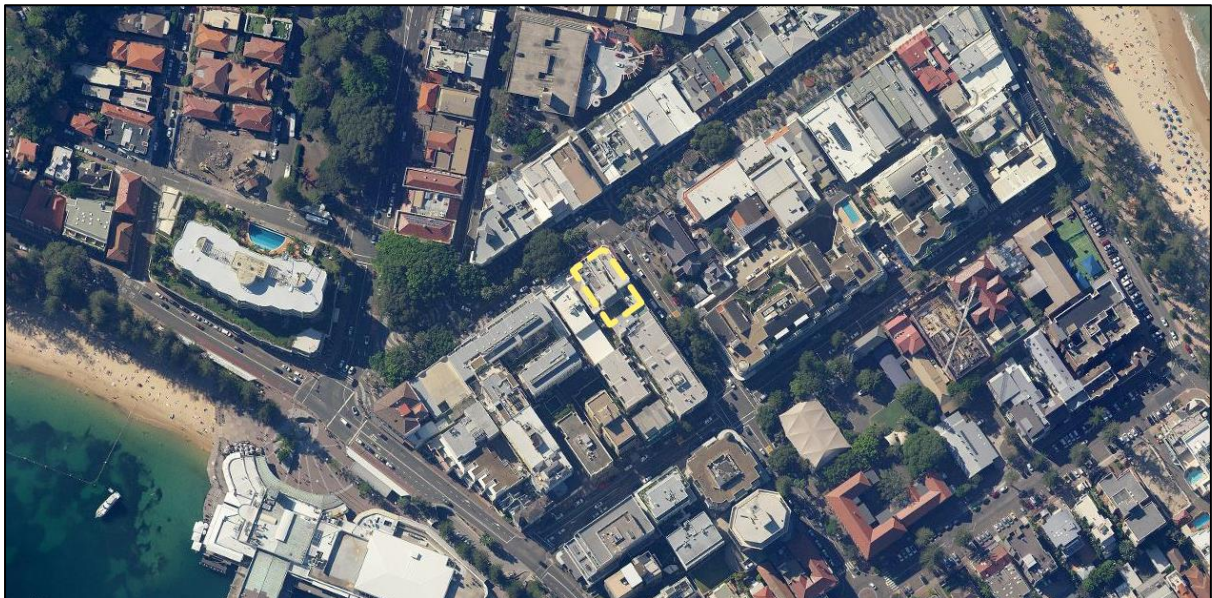
The application is supported by the following reports and documents:

- Architectural plans prepared by Keeyuen Design, dated 16 March 2022

## Background and Existing Conditions

The subject tenancy Shop 2 is situated within the pedestrian mall 'The Corso' and located within the Northern Beaches, and formerly Manly Local Government Area (LGA) and may also be identified as SP 18046.

The Corso is a pedestrian mall which runs between Manly Beach and Manly Wharf, a destination for tourists and therefore witnesses an abundance of pedestrian activity. The Mall consists of various retail shops and restaurants and is surrounded by multiple tourist accommodation amongst other uses.



***Figure 1: Location of the Subject Property***

The property is located within and subject to the planning policies of the Manly Local Environmental Plan 2013 and the B2 Metropolitan Centre zone. There are many different land uses in the both in close proximity of the property and within the wider area, including mixed-use/business offices, restaurants, recreational, residential and other commercial uses.



**Figure 2: Local Zoning Plan of the Subject Property**

Source: NSW Legislation website – Manly Local Environmental Plan 2013

## Development Proposal

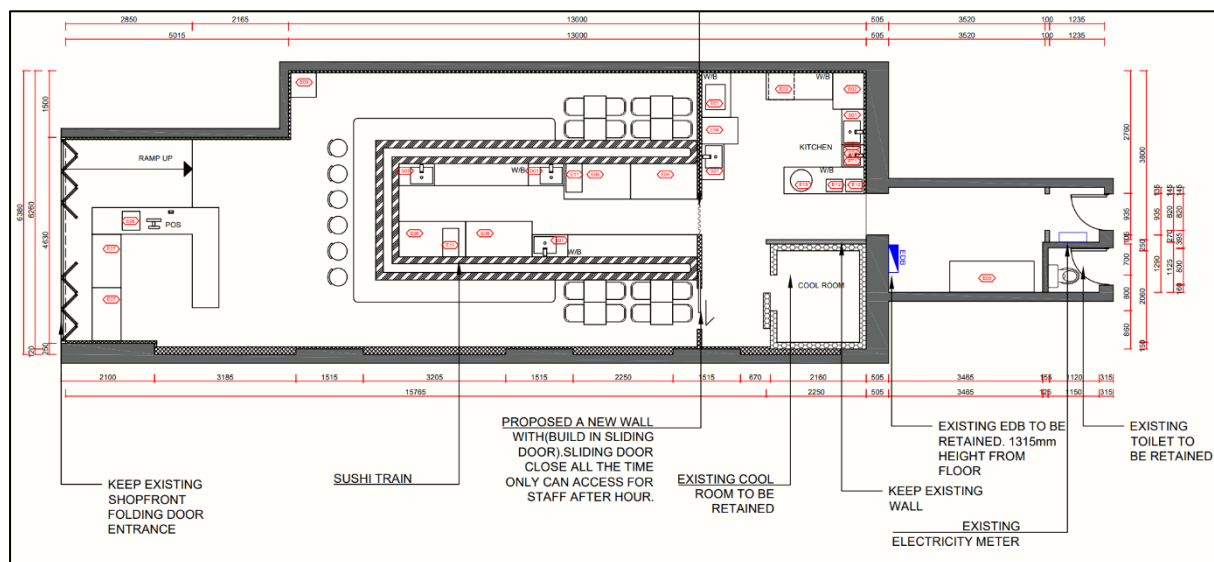
The development proposes the internal fit out works to establish a food and drink premises in 'Manly Sushi' at Shop 2, 38-42 The Corso, Manly.

The development specifically proposes the following:

- Total floor area: 118.5sqm
- Operating days: Monday to Sunday
- Operating hours: 11am to 9.30pm
- Staff: 8
- Capacity: 30 seats
- Installation of sushi train
- 1x fascia signage

The proposal does not include any significant building works, construction works will take place to establish the new restaurant and specifically to install the sushi train. There are no adverse environmental planning impacts.

The floorplan of 'Manly Sushi' is provided below:



**Figure 3: Proposed floor plan**





**Figure 4: Proposed elevation**

## Environmental Assessment

The proposal has been assessed under Section 4.15 (1) of the Environmental Planning and Assessment Amendment Act, 1979.

### Section 4.15 (1)(a)(i) Environmental Planning Instruments

The application is assessed under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended, which include:

- State Environmental Planning Policy (Industry and Employment) 2021;
- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013



## State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of this SEPP aims to improve the amenity of urban and natural settings by managing the impact of outdoor advertising. The policy responds to growing concerns from the community, the advertising industry and local government that existing controls and guidelines were not effective. SEPP (Industry and Employment) 2021 - chapter 3 offers the comprehensive provisions and consistent approach needed.

In accordance with chapter 3, the proposed signage is defined as 'business identification signs' and in accordance with schedule 5 of the SEPP (Industry and Employment) 2021, consideration of the following design considerations:

### Character of the Area

*Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*

The premise is located within a B3 Local Centre zone with many adjoining businesses displaying similar fascia/business identification signage and therefore the proposed signage is considered to be compatible with the existing, and desired future character of the locality.

*Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

Many businesses along The Corso pedestrian mall display similar fascia/business identification signs to what is proposed. The proposed signage is therefore considered to be consistent with the theme of signage within the locality. The proposed signage is unobtrusive and reflects the purpose of the zone.

### Special areas

*Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes, or residential areas?*

The site is not located within the immediate vicinity of the above identified areas.

### Views and vistas

*Does the proposal obscure or compromise important views?*

No important views are obscured by the proposed signage.

*Does the proposal dominate the skyline and reduce the quality of vistas?*

The proposed fascia signage does not dominate the skyline or reduce the quality of vistas. Furthermore, the proposed signage is considered compatible with existing signage for adjoining sites along The Corso.

*Does the proposal respect the viewing rights of other advertisers?*

The proposed signage respects the viewing rights of other tenancies located along The Corso.

Streetscape, setting or landscape.

*Is the scale, proportion, and form of the proposal appropriate for the streetscape, setting or landscape?*

The proposed signage is similar to existing signage within the locality is therefore considered to be appropriate within the existing setting.

*Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*

The proposed signage is considered compatible with existing signage for sites along The Corso.

*Does the proposal reduce clutter by rationalising and simplifying existing advertising?*

The signage will act as an appropriate and simple advertising element to the site and is conducive to its total area.

*Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*

The proposed signage does not protrude above any buildings, structures or tree canopies within the locality.

Site and building

*Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*

The proposed signage is considered compatible with existing signage for sites along The Corso.

*Does the proposal respect important features of the site or building, or both?*

The proposed signage is located at the front of the site and respects the features of the existing site.

*Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

The proposed signage relates to the proposed use of the site.

### Illumination

*Would illumination result in unacceptable glare?*

The sign is to be internally illuminated and will not result in unacceptable glare.

*Would illumination affect safety for pedestrians, vehicles, or aircraft?*

The proposed signage is not considered to affect the safety of pedestrians, vehicles, or aircraft as it is internally illuminated only.

*Would illumination detract from the amenity of any residence or other form of accommodation?*

The proposed signage is not visible from any residence or other form of accommodation.

*Is the illumination subject to a curfew?*

No sign is internally light and is static, a curfew is not required.

### Safety

*Would the proposal reduce the safety for any public road?*

The proposed signage will not reduce the safety of any public roads.

*Would the proposal reduce the safety for pedestrians or bicyclists?*

The proposed signage will not reduce the safety of pedestrians or bicycles.

*Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

The proposed signage does not obscure sightlines from public areas.

The above evaluation of the application having regard to the assessment criteria contained within Chapter 3 of SEPP (Industry and Employment) 2021 indicates that the proposal satisfies the objectives of the SEPP. Accordingly, approval is recommended.

## **Zone B2 Local Centre**

### **1 Objectives of zone**

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.*

### **2 Permitted without consent**

*Home-based child care; Home occupations*

### **3 Permitted with consent**

*Amusement centres; Boarding houses; Boat sheds; Car parks; Centre-based child care facilities; **Commercial premises**; Community facilities; Educational establishments; Entertainment facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water recycling facilities; Water supply systems*

### **4 Prohibited**

*Pond-based aquaculture*

### **Response:**

The proposal is for the internal fit out to establish a food and drink premises which under a commercial premises is a permissible development with consent under the B2 Local Centre zone. The development meets the B2 zone objectives in that it provides an additional retail use that serve the needs of the locals and tourists.

## Manly Local Environmental Plan 2013

Relevant provisions of the Manly LEP 2013 are considered below:

| Principal Development Standards |   |  |
|---------------------------------|---|--|
| Development Standard            | Requirement   | Comment  |
| 4.3 Height of Building (HOB)    | Maximum HOB permitted: 15m  | Unchanged.   |
| 4.4 Floor Space Ratio (FSR)     | Maximum FSR permitted: 3:1  | Unchanged.   |
| 5.10 Heritage Conservation      | Site is within a conservation area and within a local heritage building both with local significance. | The development is considered to be of minor nature and only pertains to internal works and therefore will not alter or damage the original fabric or external façade of the building and its surrounds. |
| 6.1 Acid Sulfate Soils          | Class 4   | Only internal construction works proposed, no excavation required.   |
| 6.9 Scenic Protection Area      | Site within protection area.  | Proposed works will have no impact on the scenic views of the area.  |
| 6.11 Active street frontages    | Active street frontage required.  | Active street frontage provided through use of business identification signage and glass doors/windows facing street.  |

## Section 4.15 (1)(a)(iii) Development Control Plans

### Manly Development Control Plan 2013

Relevant provisions of the Manly DCP 2013 are considered below:

| Relevant DCP provisions                    | Comment                              |
|--|--------------------------------------|
| <b>4.2 Development in Business Centres</b> |                                      |
| 4.2.1 Floor Space Ratio                    | Unchanged.                           |
| 4.2.2 Height of Buildings                  | Unchanged.                           |
| 4.2.3 Setbacks                             | Unchanged.                           |
| 4.2.4 Car Parking                          | Unchanged, as existing arrangements. |

#### 4.4.3 Signage

|   |  |
|---|--|
| <p>a) In relation to shopfronts, a maximum of 2 identification signs will be permitted per frontage (for example 1 fascia and 1 hamper sign), in any 2 of the following preferred locations:</p> <ul style="list-style-type: none"> <li>• Under awning;</li> <li>• Awning fascia;</li> <li>• A transom sign above the door or shopfront (top hamper);</li> <li>• Inside the display window;</li> <li>• Below the window sill; and</li> <li>• Flush wall signs.</li> </ul> | <p>Complies. 1 sign provided – awning fascia.</p>                    |
| <p>b) Excessive signage usually has an opposite effect to its original intention. The cluttering causes visual pollution and confusion to the observer. Having fewer, but clearer advertising assists not only the advertiser, but also the appearance of the building and the overall streetscape. Excessive signage tends to have a “domino effect”, by competing with neighbouring premises in order to gain the advantage in exposure.</p>                            | <p>Complies, 1x simple signage is proposed.</p>                      |
| <p>c) Advertising content must relate to the building or goods sold on the premises to which it is attached. Any third party advertising of goods sold on the premises must not dominate the advertising of the building or premises. Where the maximum number of signs is achieved in locations in accordance with a) above, further signs, particularly above the awning are not permitted.</p>   | <p>Complies. Advertising relates to the premises.</p>                |
| <p>d) The design of signs is to be integral to the architectural style and finishes of the building to which they are attached, rather than a “tack on” appearance. In this regard, above awning signs level of a projecting nature are restricted.</p>   | <p>Complies. Sign complements the existing building.</p>             |
| <p>e) Signs must not have an adverse impact on the streetscape in terms of unobtrusive design, colour, height, size and scale in proportion to building and other urban elements. Not only should a sign be simple, clear and efficient (with a reasonable degree of visibility), but a well-designed</p>   | <p>Complies. Sign will have minimal impact onto the streetscape.</p> |

|  |  |
|--|--|
| <p>sign inspires and promotes confidence in the business or product advertised without impacting on the streetscape.</p> <p>f) i) Building facades should not be visually spoiled by electrical conduits to illuminated signs or spot lights, and should therefore be taken directly into the building or otherwise concealed by chasing into external walls.<br/>ii) Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism.</p> <p>g) i) Council will give due attention to all applications with respect to possible distraction of motorists due to illumination, position, colours, design and proximity to traffic lights. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant authorities such as the NSW Roads Agency for comment.<br/>ii) Signs must be maintained in good and substantial repair and in a clean and tidy condition at all times. Council will not favour signs which are prone to deterioration in appearance and condition, and may order removal of objectionable or unsightly advertisements.</p> <p>h) i) In considering the illumination of signage care is be given to avoid nuisance from glare and spillage of light which may impact on both residents, particularly in the Residential LEP Zones (including E3 &amp; E4) as well as to passing traffic. Depending on the location, and its relationship to residential premises, Council may require that illumination be controlled by automatic time clocks extinguishing illumination between 10pm and 6am, or as appropriate in the circumstances.<br/>ii) A floodlit sign which projects over a public road must not be illuminated by a lighting medium which is less than 2.6m above the ground. Lighting must not cause distraction or nuisance to neighbouring properties or traffic.</p> | <p>Complies.</p> <p>Complies.</p> <p>Sign will not distract any motorists due to its illumination.</p> <p>Noted, to comply.</p> <p>The sign is a light box and will have minimal glare.</p> <p>N/A</p> |
|--|--|



|   |   |
|---|---|
| <p><b>4.4.3.2 Signage on Heritage listed items and in Conservation Areas</b></p> <p>a) Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas Sign locations</p> <p>b) Signs should be discreet and should complement the building and surrounding uses. The architectural features of the building or listed item should always dominate. Advertising should preferably be placed in locations on the building or item which would traditionally have been used as advertising areas. Opportunities for advertising, therefore, may be somewhat limited. Generally sign panels can be determined by dividing a building into a grid and identifying locations on:</p> <ul style="list-style-type: none"> <li>i) a solid parapet above a cornice;</li> <li>ii) the horizontal panel below a cornice;</li> <li>iii) verandas or awning fascia;</li> <li>iv) ground floor windows;</li> <li>v) notice boards or plaques on ground floor piers;</li> <li>vi) small signs on individual architectural elements such as rendered blocks;</li> <li>vii) under awning signs;</li> <li>viii) small not illuminated free standing pole signs; and</li> <li>ix) side walls (carefully considered).</li> </ul> | <p>Complies, item and area is not impact but fascia sign.</p> <p>Complies. Sign complements the existing building and does not dominate the façade.</p> |
| <p><b>Other Guidelines for Heritage Items and Conservation Areas</b></p> <p>c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:</p> <ul style="list-style-type: none"> <li>i) Signs on shop windows should not exceed 25 percent of the window area;</li> <li>ii) As the external colours applied in different historical periods varied, and were more muted in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Generally however, the following dark or muted colours are suggested: Maroon, dark green,</li> </ul>   | <p>Complies.</p> <p>Sign does not exceed 25% of the window area.</p> <p>Colour is white and is considered muted.</p>                                    |

|  |  |
|--|--|
| <p>terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones;</p> <p>iii) Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls relevant to the period of the building;</p> <p>iv) Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed;</p> <p>v) Modern standardised “trademarks” advertising will not usually be appropriate. This however, could be compromised by placing the modern sign in a panel with a perimeter margin and surrounding wall surface, printed in sympathetic heritage colours.</p> | <p>Lettering used complements the building.</p> <p>Illumination is a light box and is concealed.</p> <p>Noted.</p> |
| <p><b>4.4.3.3 Controls for Particular Development Types</b></p> <p><u>Fascia signs</u></p> <p>i) must not project above or below the fascia or return end of the awning to which it is attached;</p> <p>ii) must not extend more than 0.3m from the fascia end of the awning; and</p> <p>iii) unless the council otherwise approves, must not extend or project beyond a point 0.6m within the vertical projection of the kerb line.</p>   | <p>Complies.</p> <p>Sign does not project above the fascia, extend more than 0.3m from the fascia.</p>             |
| <p><b>5. Special Character Areas and Sites</b></p>   |  |
| <p><b>5.1.2 The Corso</b></p> <p><b>5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped</b></p> <p>a) The only exceptions are in respect to buildings identified in Schedule 6 – The Corso: Site Specific Controls as may be able to accommodate redevelopment.</p> <p>b) Existing street facades, including all original detailing, are particularly important and are to be maintained. This includes original framing details and materials to windows, doors and other openings. Original details missing or removed should be reinstated and unsympathetic additions removed. Appendix 6</p>                                   | <p>Complies.</p> <p>Existing street façade is generally retained.</p>  |

|   |  |
|---|--|
| <p>lists requirements and suggestions. The shop-front at 36 The Corso is the only one in its original configuration and is to be retained.</p>  |  |
| <p><b>5.1.2.2 Internal changes are important</b></p> <p>a) The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street. The heritage assessment will advise on the significance of any internal fabric.</p> <p>b) Where internal alterations are proposed:</p> <ul style="list-style-type: none"> <li>i) floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street façade;</li> <li>ii) floor levels are to be maintained adjacent to first floor windows and other openings; and</li> <li>iii) architectural organisation of interiors must relate to the building facade.</li> </ul> | <p>Complies.</p> <p>Previous use was also a Sushi restaurant, no significant works are proposed.</p> <p>Internal layout is generally unchanged.</p>                                      |
| <p><b>5.1.2.12 Street Level Uses to Encourage Activity</b></p> <p>a) Shop-fronts are to maximise their contribution to the liveliness and safety of the street, both day and night.</p> <p>b) At night, all shop fronts within The Corso Conservation Area must be transparent and illuminated. Window displays are actively encouraged. Opaque security grills and the like are not acceptable. Roller shutters will not be permitted but security screens are permitted behind the window display.</p>  | <p>Complies. Shop front featuring lit signage and glass doors contributes to the liveliness and safety of The Corso.</p> <p>Complies through use of glass doors and lit fascia sign.</p> |
| <p><b>5.1.2.13 Shop-fronts are to be Reinstated</b></p> <p>a) Where shop-fronts have been removed and replaced with shuttered openings, the reinstatement of shop-fronts is supported for aesthetic and historic reasons. New Shuttered openings will not be permitted.</p> <p>b) New shop-fronts should comprise a 'frame' established by masonry ends read as vertical continuations of the façade above, and by a</p>  | <p>N/A</p> <p>Complies.</p>  |

|  |  |
|--|--|
| <p>solid horizontal plinth between the ground and the window sill. The design of the space within this frame can reflect the use of the premises, and utilise contemporary design.</p> |  |
|--|--|

### **Section 4.15 (1)(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

The proposal seeks the internal fit out and business identification signage for 'Manly Sushi' which is permissible with consent in the B2 zone. The development involves minimal internal modification works and therefore poses minimal detrimental impacts to the locality.

During construction, noise and building impacts will be minimised through observance of the requirements of the Environmental Protection Authority and Local Authorities. All noise emissions will comply with Australian Standards. As such the proposed development poses minimal detrimental impacts on both the natural and built environments.

### **Section 4.15 (1)(c) Suitability of the Site for the Development**

The site is considered to remain suitable for the proposed development.

### **Section 4.15 (1)(d) Any submissions made in accordance with this Act or the regulations**

Council is responsible for the referral of the application to relevant Government bodies and to adjoining owners. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

## **Section 4.15 (1)(e) Public Interest**

Given that the relevant issues have been addressed with regard to the public interest as reflected in the relevant planning policies and codes, the development is unlikely to result in any adverse impact to the public interest in the circumstance of the case, particularly noting the predominantly compliant and minor nature of the proposal.

## **Conclusion**

The development proposes the internal fit out and business identification signage for food and drink premises 'Manly Sushi' at Shop 2, 38-42 The Corso, Manly.

The proposal does not include any significant building works, internal works are mainly proposed therefore there are no adverse environmental planning impacts.

The site is zoned B2 Local Centre under MLEP 2013. The proposed food and drink premise is permissible under zone and maintains the built and natural values of existing heritage listed building and conservation area as per the Manly DCP 2013.

The proposal has been assessed in accordance with the provisions of the Manly LEP 2013, the Manly DCP 2013 and the heads of consideration under Section 4.15 of the *EP&A Act 1979* and found to be satisfactory.

Given the relevant planning policies, codes and requirements of the *EP&A Act 1979*, State Government Policy and Local Government legislation have been duly satisfied, the proposed application is worthy of approval.