

Shop 2, 29-33 The Corso, Manly

Statement of Environmental Effects – Use, fitout, external works and signage

On behalf of
Woolworths Australia
September 2019



Project Director

Kate Bartlett

Contributors

Mason Stankovic

Camilla Firman

Contact

Mecone
Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000
info@mecone.com.au
mecone.com.au

© Mecone

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Mecone.

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Mecone and may not be used or disclosed to any party without the written permission of Mecone.

Table of Contents

1	Introduction.....	5
1.1	Planning Background.....	5
2	The Site.....	7
2.1	Site Context.....	7
2.2	Site Description.....	8
3	The Proposal.....	13
3.1	Use and Operation of the Site.....	13
3.1.1	Land use.....	13
3.1.2	Hours of Operation.....	13
3.1.3	Operational Aspects.....	13
3.2	Internal fit out.....	14
3.3	External works and signage.....	17
4	Planning Assessment.....	20
4.1	State Environmental Planning Policy No. 64 (Advertising and Signage).....	20
4.2	Manly Local Environmental Plan 2013.....	22
4.3	Manly Development Control Plan 2013.....	25
5	Environmental Assessment.....	28
5.1.1	Heritage Impact.....	28
5.1.2	Visual Impact.....	28
5.1.3	Acoustic Impacts.....	29
5.1.4	Traffic.....	29
5.1.5	Plan of Management.....	29
5.1.6	Waste Management.....	31
5.1.7	Building Code of Australia (BCA).....	31
5.1.8	Social Impacts.....	31
5.1.9	Economic Impacts.....	31
5.1.10	Suitability of the Site.....	31
5.1.11	Public Interest.....	32
6	Matters for Consideration Summary.....	33
7	Conclusion.....	34

List of Figures

Figure 1. Subject Site.....	7
Figure 2. Subject Site.....	9
Figure 3. View looking east along The Corso with Historic development (St Matthew's Anglican Church) located to the right of the image	9
Figure 4. View East along The Corso.....	10
Figure 5. View west along The Corso.....	10
Figure 6. Rear of the subject site (Market Place)	11
Figure 7. Existing internal ground floor facing north-west	11
Figure 8. Existing internal ground floor facing south-east	12
Figure 9. Proposed internal fit-out – Ground Floor Plan (WA200).....	16
Figure 10. Proposed internal fit-out – Basement Plan (WA200)	17
Figure 12. Proposed Front Elevation (A) The Corso.....	18
Figure 13. Proposed Rear Elevation (B) Market Place	19
Figure 14. Previously approved signage and façade under DA2008/205.	26
Figure 15. Proposed Woolworths Metro store and facade.....	26
Figure 16. Location of loading zone to the rear of the site on Market Place.....	29

Appendices

- **Appendix 1** – Architectural Package
- **Appendix 2** – Plan of Management
- **Appendix 3** – Waste Management Plan
- **Appendix 4** – Statement of Heritage Impact
- **Appendix 5** - MDCP2013 Compliance Table

1 Introduction

This *Statement of Environmental Effects* (SEE) has been prepared on behalf of Woolworths to support a Development Application (DA) to the Northern Beaches Council (Council). The Development Application (DA) seeks consent for the use and fitout of the subject tenancy for a Woolworths Metro store as well as external alterations and identification signage at Shop 2, 29-33 The Corso, Manly (the site).

The SEE includes an assessment of the proposed works in accordance with the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). The SEE should be read in conjunction with information annexed to this report as outlined in the table of contents. Specifically, the SEE includes the following information:

- Description of the site in its local and regional context;
- Identification of the proposed administrative changes;
- Assessment of the project against planning controls and provisions contained within relevant SEPPs, LEPs and DCPs applicable; and
- Assessment of any potential environmental impacts of the proposal and any mitigation measures introduced to minimise impact.

Furthermore, the SEE is supported by the following Appended documents:

- **Appendix 1** – Architectural Package
- **Appendix 2** – Plan of Management
- **Appendix 3** – Waste Management Plan
- **Appendix 4** – Statement of Heritage Impact
- **Appendix 5** – MDCP2013 Compliance Table

The estimated cost of works is **\$497,000 including GST** and is considered local development in accordance with the EP&A Act 1979.

Subject to Council approval, Woolworths aim to occupy the subject premises by late November 2019 prior to the commencement of the Christmas period. It is therefore hoped that Council are able to recognise the merit of this application through the issue of an expedited development consent.

1.1 Planning Background

A brief development history of the site relevant to the proposed works is provided in the table below;

Table 1. Site Planning History	
DA1984/1365	Demolition of existing Commonwealth Bank premises and construction of part two, part three storey premises for Bank with commercial tenancy. This was approved 29 November 1984.
DA2008/250	Alterations to the existing Commonwealth Bank premises including an ATM foyer and external access foreign exchange office was approved in September 2008.

Table 1. Site Planning History

DA2011/237	Advertising Structure (signage) – Automatic Teller Machine (ATM) – Commonwealth Bank was approved by delegated authority on the 31 October 2011.
DA2017/45	Alterations and Additions to an existing commercial Premises – Commonwealth Bank approved under delegated authority on 12 May 2017.
DA2019/0407	Alterations and additions of the existing building resulting in the decommissioning and cease of Commonwealth Bank operations at the site. Approval for these works was obtained 5 June 2019.

2 The Site

2.1 Site Context

The subject site is located at Shop 2, 29-33 The Corso, Manly in the Local Government Area (LGA) of the Northern Beaches Council and is legally referred to as Lot 910 DP 875567.

The Corso is a key local centre, serving as a main street and a focal pedestrian shopping strip within Manly. The street is an attractive destination for tourist trade and retail spending, capitalising on its wide exposure to domestic and international visitors who frequent the area. It experiences high volumes of pedestrian traffic during both the day and night-time periods.

The Corso contains an array of commercial uses which include restaurants, cafes, pubs, boutique shops, surf shops and street entertainment. The streetscape is largely characterised by the Victorian and Federation-style facades that gives Manly its distinctive style. The subject site adjoins the Ivanhoe Hotel to the west and a vacant premises, previously occupied by a stationery store known as Smiggle, to the east.

The street connects the two sides of Manly – the harbourside and the ocean side – and is readily accessible by public and private transport, with bus stops located within walking distance at various surrounding locations. Commuters can also arrive via the F1 Manly Ferry Service directly from Circular Quay Wharf 3.

The subject site is relatively flat in nature and is within the Manly Town Centre Heritage Conservation Area as identified in the Manly Local Environmental Plan 2013. It is also listed as Heritage Item (1106) 'Group of commercial buildings' of local significance.

The existing site is currently occupied by the Ivanhoe Hotel Bottle Shop on the eastern-hand tenancy with Woolworths Metro now planning to move into the premises on the western.

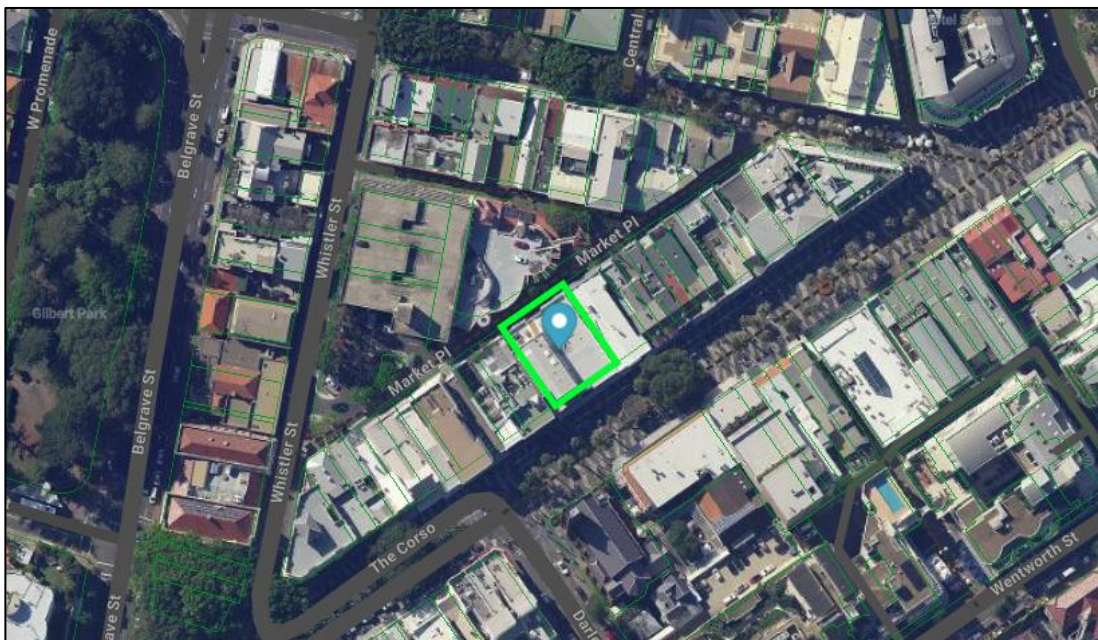


Figure 1. Subject Site

Source: Mecone Mosaic

2.2 Site Description

Table 1 below provides the legal description, and a brief summary of the site and surrounding context.

Table 1 – Site Description	
Item	Description
Address	Shop 2, 29-33 The Corso, Manly
Legal Description	Lot 910 DP 875567
Land use	<p>The existing site is currently occupied by the Ivanhoe Hotel Sports Bar in the eastern tenancy with Woolworths Metro planning to move into the premises on the west.</p> <p>The last existing use of premises was a bank branch (Commercial Premises). The Commonwealth Bank tenancy ceased in June 2019. Subsequently the tenancy was decommissioned and cease of Commonwealth Bank operations at the site, as approved under DA2019/0407.</p>
Site Description	The lot assumes a relatively flat topography and was last occupied by the Commonwealth Bank Manly Branch.
Surrounding Context	The subject site is ideally positioned within a bustling commercial and retail hub with shops lined along both sides of the pedestrian mall offering a range of restaurants, cafes, pubs, boutiques, surf shops and street entertainment.
Public Transport	The street connects the two sides of Manly – the harbourside and the ocean side – and is accessible by public and private transport, with bus stops located within walking distance at various surrounding locations. While commuters can also arrive via the F1 Manly Ferry Service directly from Circular Quay Wharf 3.

The subject property, surrounding development along The Corso and on adjoining properties to the rear of the site are depicted in the image extracts below;



Figure 2. Subject Site
Source: Mecone



Figure 3. View looking east along The Corso with Historic development (St Matthew's Anglican Church) located to the right of the image
Source: Mecone



Figure 4. View East along The Corso
Source: Mecone



Figure 5. View west along The Corso
Source: Mecone



Figure 6. Rear of the subject site (Market Place)
Source: Mecone

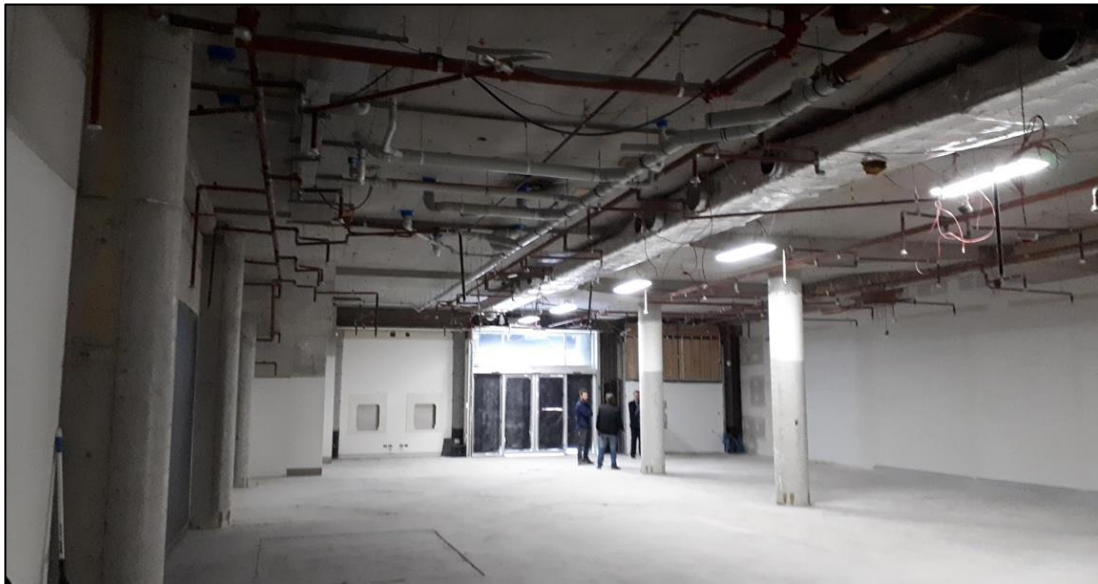


Figure 7. Existing internal ground floor facing north-west
Source: Mecone



Figure 8. Existing internal ground floor facing south-east
Source: Mecone

3 The Proposal

This DA seeks consent for use, operation and fit out of a Woolworths Metro Store as well as external works including signage at Shop 2, 29-33 The Corso, Manly.

The Development Application seeks consent for development at Shop 2, 29-33 which comprises the following:

- Use and operation of the site for the purposes of a Woolworths Metro Store;
- Internal fitout of the subject tenancy; and
- External works including signage and façade upgrades.

The various aspects of the development are explored further in the subheadings below.

3.1 Use and Operation of the Site

3.1.1 Land use

The DA seeks approval for use of the site as a Woolworths Metro Store which is permissible as a type of commercial premises within the **B2 Local Centre** zone under the Manly Local Environmental Plan 2013. The Woolworths Metro will occupy a tenancy which is currently vacant following its cease of use and decommissioning as a branch of the Commonwealth Bank.

3.1.2 Hours of Operation

Woolworths as the new occupants of the site are proposing to trade between 7am – 11pm, 7 days a week. In addition, low impact back of house activities are proposed to be permitted an hour either side of opening/closing. As such, the proposed hours of operation are between 6am-12am, 7 days a week.

Activities outside of trading hours will be limited to low impact activities such as restocking of the store, cleaning/maintenance and any other activities required to allow for efficient day to day operations to occur at the use.

3.1.3 Operational Aspects

As the largest grocery retailer in Australia, Woolworths have established operational systems and procedures in place to ensure that their stores run efficiently, safely and without causing any adverse impacts on their neighbours. Operational aspects of the development are outlined within the *Plan of Management (PoM)* provided in **Appendix 2** of the SEE. In addition, key operational aspects of the site are detailed below.

Table 2 – Summary of Proposed Plan of Management

Operational Aspects	Operational Details
Hours of Operation	It is proposed to trade between 6am – 12pm as consistent with neighbouring properties on The Corso.
Staffing Details	In line with smaller format Metros that have been recently opened the store will be staffed between 2 – 8 people at any given time.

Table 2 – Summary of Proposed Plan of Management

Operational Aspects	Operational Details
Delivery Arrangements	<p>Major deliveries are proposed from the Loading zone located at the rear of the property, in close proximity to the premises on Market Place.</p> <p>Appropriate safety management of using electric pallet jacks by both delivery drivers and staff from the truck via the rear lane will be managed.</p> <p>Location of primary loading zone utilising an existing service lane is to be used. Refer to the Plan of Management in Appendix 2 for detailed discussion.</p>
Customer Handling and Risk management	<ul style="list-style-type: none"> • Staff will be trained with how to deal with difficult customers and to detect loitering and reporting to the manager on duty for further surveillance; • All staff are trained in burglary procedures; • At least 2 staff members will be employed at low patronage times to ensure safety and security; • Staff are trained in existing company Complaints Management Procedures; • Complaints will be responses to in timely manner; • Lighting is proposed to ensure security is provided on site for both users and staff; • Electronic security Monitoring is to be installed. • CCTV will be installed.
Waste	<ul style="list-style-type: none"> • 4-5 x 660L bins (general, recycling) to be located in a dedicated retail waste room located at the rear of the premises. These bins will be secured and used solely by Woolworths. • Waste Collection to be undertaken three (3) times a week through utilisation of small rigid vehicles through the Truck Delivery Path. • For Cardboard collection, bale press is located within the ground floor tenancy plan with bales to be collected 2 – 3 times a week via Market Place in the approved loading zone.

3.2 Internal fit out

The DA seeks consent for the internal fit out of the store which will largely comprise the following:

- Ground floor level
 - Internal reconfiguration and fit-out (completely reversable and removable) including the installation of;
 - Water loop condensing units
 - New yellow epoxy line markings to direct staff in back of house;
 - Preparation of exposed polished concrete flooring treatment;
 - Light weight plasterboard partition walls with metal studs;

- Aisle display shelving and refrigeration units;
 - Chilled cool room and frozen food freezer rooms;
 - Café prep space, tiling and bakery trading space; and
 - Self-checkouts and work-station.
- Basement Level
 - Internal reconfiguration and fit-out including the installation of;
 - Light weight internal partition walls;
 - Staff toilet in basement;
 - Installation of airlock amenities;
 - Removal of ceiling for installation pipework and cables for air conditioning, air lock amenities; and
 - Fit out of general office and team room design as part of smart initiative.

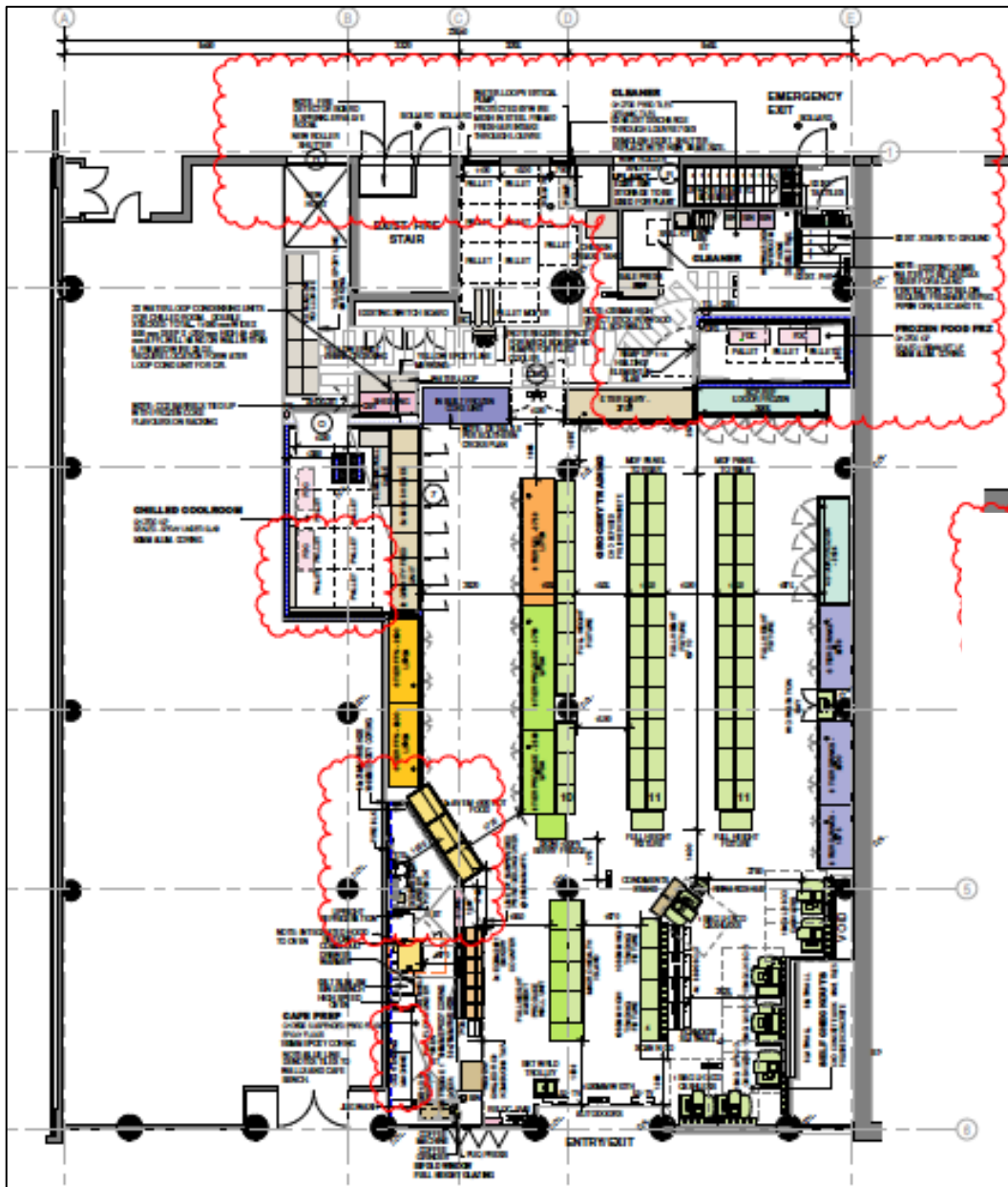


Figure 9. Proposed internal fit-out – Ground Floor Plan (WA200).
 Source: The Retail Group Pty Ltd

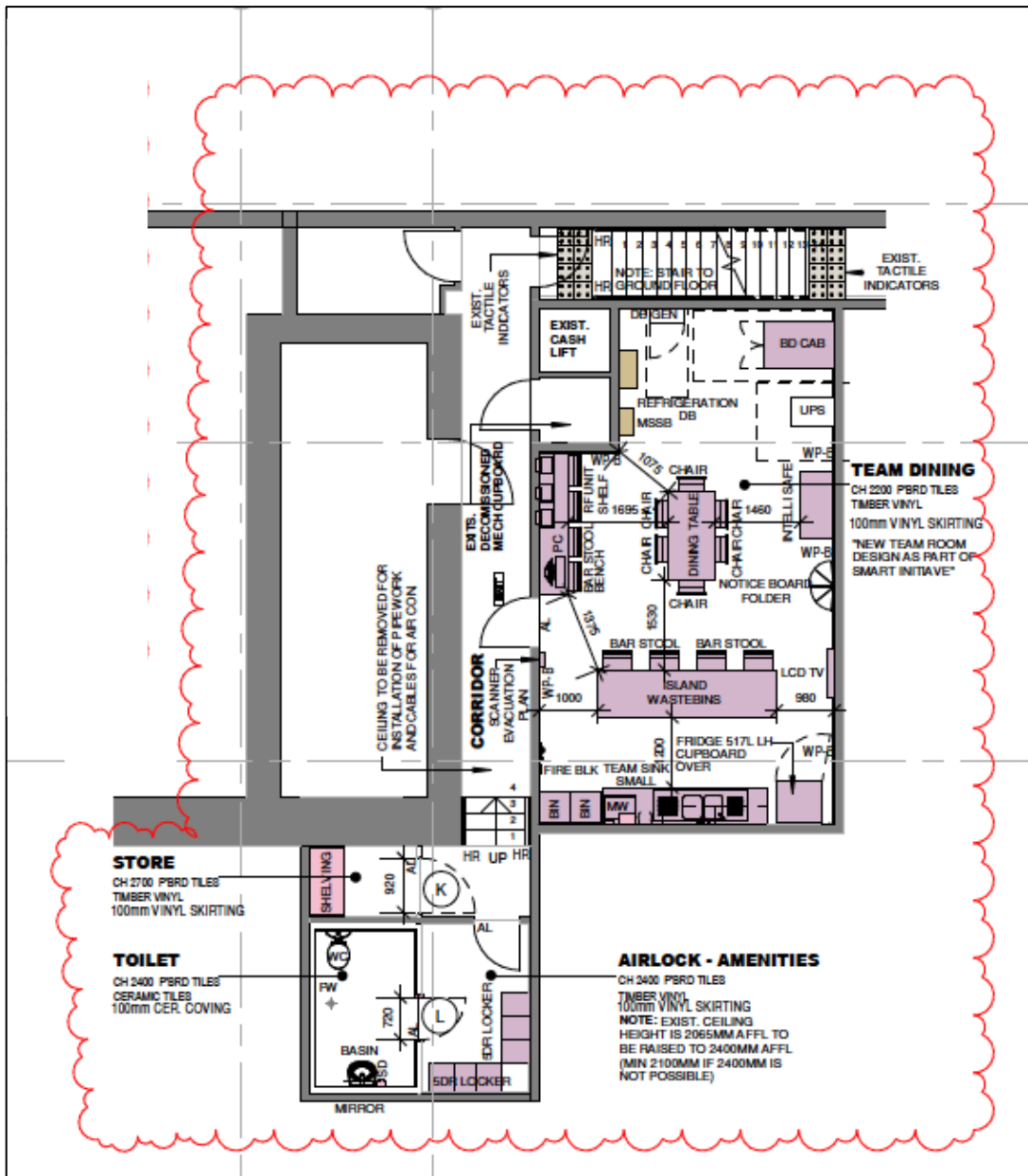


Figure 10. Proposed internal fit-out – Basement Plan (WA200)

Source: *The Retail Group Pty Ltd*

3.3 External works and signage

The DA seeks consent to undertake external works and signage at the site generally consistent with what was previously approved by Council when the site was occupied by the Commonwealth Bank of Australia.

The proposed outdoor advertising style is consistent with existing advertising in the vicinity of the site as well as what has been previously approved on the site under DA2008/250 (previous Commonwealth Bank related approval).

Materials, finishes and signage proposed is consistent with the Woolworths branding recognizable nationwide and provides a contemporary response to the Corso.

A summary of the proposed external works and signage is provided below:

Front facade

- Removal and replacement of existing signage including;

- Installation of 3D internally illuminated sign at the top of the building;
- Installation of new individually illuminated 3D letters and icon centered horizontally above main entry door;
- Installation of two (2) below awning, internally illuminated signs;
- Installation of new coffee signage, left of the new bi-fold window;
- Installation of new precision-cut vinyl signage to coffee window and new full height glazing;
- Installation of two (2) digital screens with side of main entry;
- Installation of external lighting;
- Repairs to and painting of the render on the façade and installation of new tiles (green and white subway) on façade wall;
- Installation of new full height glazing;
- Installation of new bi-fold coffee window;
- Paint existing door and window frames (charcoal); and
- Frontage of existing canopy to be clad with aluminum composite panels.

Rear façade

- Installation of an illuminated “W” icon, located centrally on at the top of the rear façade;
- Installation of flat wall signage to rear façade;
- Installation of new roller shutter;
- Installation of new exhaust discharge through louvre and new fresh air intake through louvre; and
- Replacement of existing roller shutter with new (same size and location).

The figures below provide a visual representation for the proposed external and signage works while full details can be found in **Appendix 1** of the SEE.

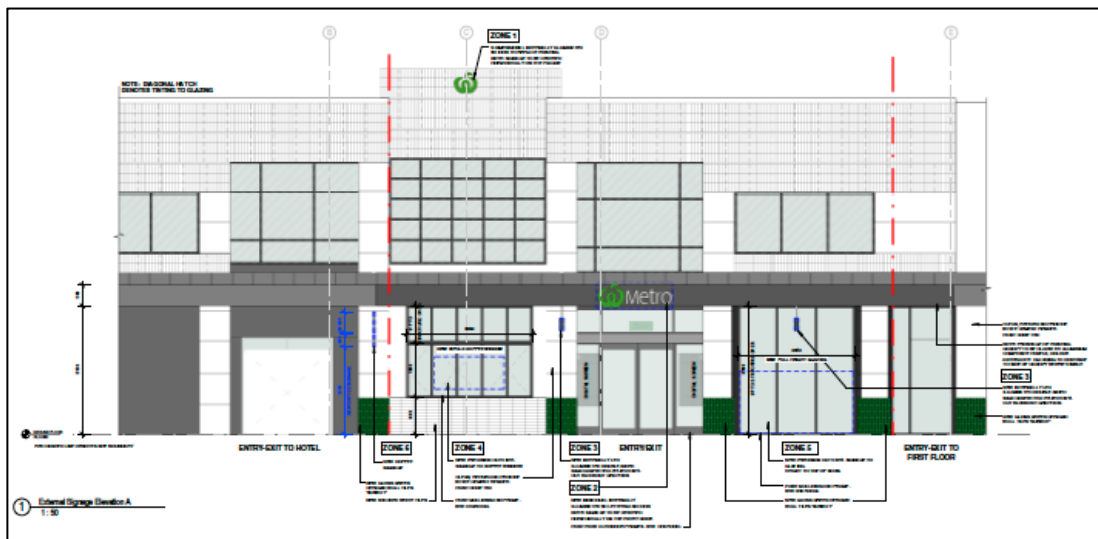


Figure 11. Proposed Front Elevation (A) The Corso
 Source: The Retail Group Pty Ltd

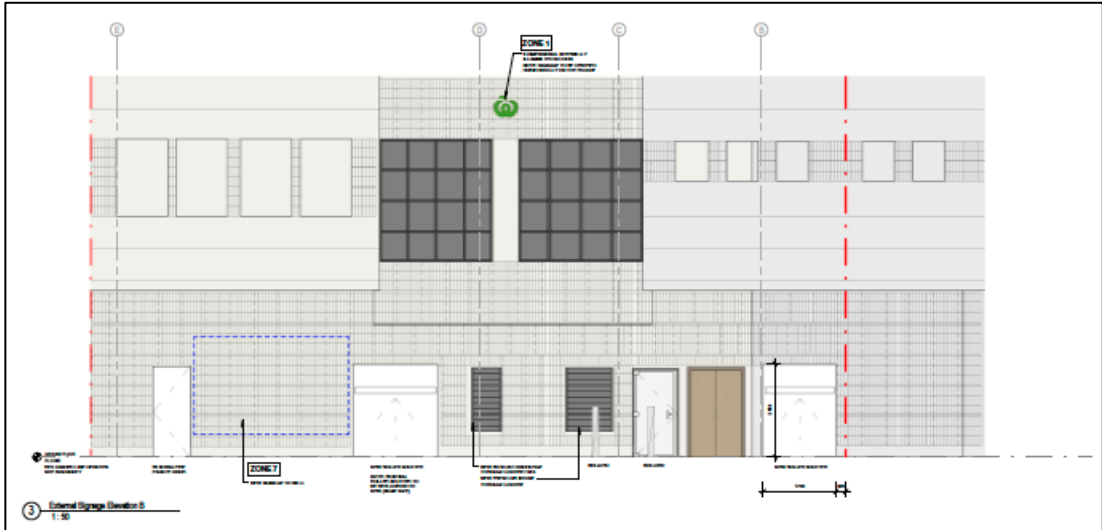


Figure 12. Proposed Rear Elevation (B) Market Place
 Source: *The Retail Group Pty Ltd*

4 Planning Assessment

Mecone has undertaken an assessment of the proposal against the relevant environmental planning instruments (EPs) and Development Control Plans (DCPs) including:

- State Environmental Planning Policy No.64 (Advertising and Signage);
- Manly Local Environment Plan 2013; and
- Manly Development Control Plan 2013.

4.1 State Environmental Planning Policy No. 64 (Advertising and Signage)

The State Environmental Planning Policy No. 64 (Advertising and Signage) (SEPPP 64) aims to ensure that signage is compatible with the surrounding area, provides effective communication in suitable locations, and is of high-quality design and finish. It is applicable to all signage applications in NSW (unless explicitly excluded). Pursuant to Clause 13, a consent authority must not grant consent to an application to display advertisement unless the signage is consistent with the objectives of the SEPP and has been assessed against the Schedule 1 Assessment Criteria.

The proposed signage is considered consistent with the SEPP 64 objectives and assessment criteria provided in Schedule 1 (**Table 3**) as it is considered to be of a size, scale and style compatible with the character of The Corso. The signage will be consistent with Woolworths Metro signage frequently seen nation-wide and is compatible with character of Manly and the Corso as a whole. Demonstration of consistency with the SEPP 64 Assessment Criteria is provided in the table below;

Table 3 – SEPP 64 Assessment Criteria (Schedule 1)	
Criteria	Assessment
<p>1 Character of the area</p> <ul style="list-style-type: none"> • Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? • Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>Complies</p> <p>The proposed works are in keeping with the surrounding commercial and heritage context. The proposed outdoor advertising style is consistent with existing advertising in the vicinity of the site as well as what has been previously approved on the site under DA2008/250 (previous Commonwealth Bank related approval).</p> <p>The works are proposed to assist with the identification of the Woolworths Metro Store.</p>
<p>2 Special areas</p> <ul style="list-style-type: none"> • 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? 	<p>Complies</p> <p>The proposed works, which are to assist in the identification of the Woolworths Metro Store, will not detract from or cause adverse impacts to the visual amenity or quality of the heritage conservation area in which the subject site is located within. The SEE is supported by a Heritage Impact Statement has been prepared and attached in Appendix 4.</p>

Table 3 – SEPP 64 Assessment Criteria (Schedule 1)

<p>3 Views and vistas</p> <ul style="list-style-type: none"> • Does the proposal obscure or compromise important views? • Does the proposal dominate the skyline and reduce the quality of vistas? • Does the proposal respect the viewing rights of other advertisers? 	<p>Complies</p> <p>The proposed works are minor in nature and will not alter the existing building envelope. The signage is minimal and will not protrude greatly from the building. The proposed works will also respect the viewing rights of other advertisers. Overall, it is considered that the proposed works will not impact on any views or vistas to or from the site.</p>
<p>4 Streetscape, setting or landscape</p> <ul style="list-style-type: none"> • Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? 	<p>Complies</p> <p>It is considered that the proposed works and signage are of a scale, proportion and form which is in keeping with other methods of advertising in the vicinity as well as is reflective of the signage proposed and approved under DA2008/250 for the Commonwealth Bank Tenancy.</p> <p>The proposed signage is will be contemporary but historically sympathetic. It will be of a high quality and will not cause visual clutter. Furthermore, it will assist customers in identifying the new Woolworths Metro Store.</p>
<p>5 Site and building</p> <ul style="list-style-type: none"> • 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? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>Complies</p> <p>The proposed works are sympathetic to both the heritage context of the site and is in a scale that is in keeping with other advertising styles within the area as well as the advertising proposed previously for the Commonwealth Bank as approved under DA2008/250.</p>
<p>6 Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	<p>Complies</p> <p>Some of the proposed signage will be illuminated during the evening opening hours. This illumination is to assist any customers in identifying the site and opening hours of the store.</p>
<p>7 Illumination</p>	<p>Complies</p> <p>The proposed works will include some illuminated signage. These signs will not cause</p>

Table 3 – SEPP 64 Assessment Criteria (Schedule 1)	
<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	<p>unreasonable glare, nor will they create any unreasonable impacts to the amenity or safety of pedestrians along The Corso. The signage will be illuminated only during trading hours.</p>
<p>8 Safety</p> <ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<p>Complies</p> <p>It is considered that the proposed works will not reduce the safety of the public walkway for pedestrians and cyclists. The proposed works are located flat to the building or under the awning and will not intervene with any sightlines. The illuminated signage and lighting will assist not only in identification of the Woolworths Store, but it will also appropriately illuminate the façade which will contribute to a safe environment along the Corso at night.</p>

4.2 Manly Local Environmental Plan 2013

The Manly Local Environmental Plan 2013 (MLEP 2013) is the primary local planning instrument applying to the site. The compliance table below addresses the primary controls and applicable standards. Overall, it is considered that proposal is consistent with the aims, zoning objectives and heritage objectives of the MLEP 2013.

Table 4 – Summary of Key Controls under MLEP 2013		
Item	Provision	Assessment
Land Use Table	<p>The site is zoned B2 Local Centre under the MLEP 2013 as per the below mapping extract.</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 	<p>Complies</p> <p>The occupation of the site for the purposes of a Woolworths Metro Store will contribute to the range of retail in the area and contribute to the needs of the community. The Woolworths provides a low impact land use which will not impact on the amenity of surrounding businesses or people who live nearby.</p>

Table 4 – Summary of Key Controls under MLEP 2013



Item	Provision	Assessment
	<p>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.</p> 	
	<p>3 Permitted with consent</p> <p>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</p>	<p>Complies</p> <p>The Woolworths is a form of 'shop' and therefore permissible in the zone as a type of commercial premises.</p>
<p>4.3 Height of Building</p>	<p>The subject site has a height control of 10m</p> 	<p>Complies</p> <p>The height of the existing building will remain unchanged.</p>

Table 4 – Summary of Key Controls under MLEP 2013


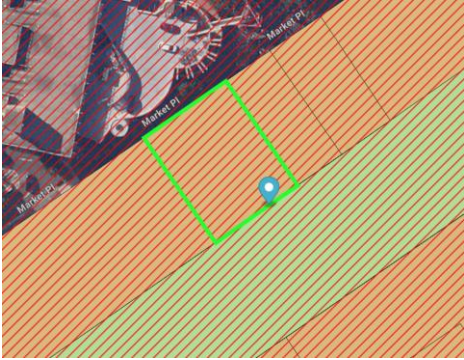
Item	Provision	Assessment
<p>4.4 Floor Space Ratio</p>	<p>The subject site has a Floor Space Ratio of 2.5:1</p> 	<p>Complies</p> <p>The proposed works will not change the existing FSR.</p>
<p>5.10 Heritage Conservation</p>	<p>The DA seeks consent for the altering of the exterior of a building within a heritage conservation area and therefore clause 5.10 of the MLEP 2013 applies.</p> <p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of The Hills, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.  <p>Source: Mecone Mosaic</p>	<p>Complies</p> <p>The subject site is within the Manly Town Centre Heritage Conservation Area as identified in the relevant planning instrument. It is listed as Local Heritage Item (I106) 'Group of commercial buildings'. Refer to Section 5.1.3 of this Report or the Statement of Heritage Impact in Appendix 4 for further detail.</p>
<p>6.11 Active Street Frontages</p>	<p>The site exhibits Active Street frontages on both The Corso and Market Place.</p>	<p>Complies</p> <p>The proposed works are minor in nature and are consistent with the objectives of CI 6.11 Active Street Frontages. The Woolworths will contribute to the Corso and provide an</p>

Table 4 – Summary of Key Controls under MLEP 2013

Item	Provision	Assessment
		<p>active frontage to the street(s).</p>

4.3 Manly Development Control Plan 2013

The Manly Development Control Plan 2013 (MDCP 2013) is the primary DCP that applies to the site. The MDCP 2013 is addressed in **Appendix 5** of the SEE. In addition, the primary sections of the MDCP 2013 relevant to the proposal are addressed further under the headings below.

Heritage Considerations

Given the heritage nature of the subject site and broader Corso area, heritage considerations within the MDCP 2013 have been considered in the design of the proposed new Woolworths Store. As confirmed by the HIS undertaken (**Appendix 4**) the proposed internal and external changes which will result from the proposal will not detract or significantly alter the heritage significance of any heritage items, conservation area or place within The Corso or broader locality. On this basis, it is considered that the works proposed are suitable in relation to heritage impact.

Signs and Outdoor Advertising

The Clause 4.4.3 of the MDCP2013 identifies the controls in regard to signage. It is considered that the proposal complies with the objectives of the control as follows:

- The proposed advertising will not detract from or cause adverse impacts to the visual amenity, quality or presentation of the heritage conservation area in which the subject site is located within or to the neighbouring buildings;
- The proposed signage is contemporary but historically sympathetic to both the building on site as well as the conservation area as a whole. The works will be of a high quality and will not cause visual clutter;
- The proposed signage will assist in the identification of the new Woolworths Metro Store to the local community. It is considered consistent with the streetscape, amenity and existing signage in the vicinity of the site;
- The proposed signage is consistent and reflective of the previous tenant's signage (Commonwealth Bank) as approved under DA2008/205. The proposed works will install signage in the same location as previous;
- The proposed works will include some illuminated signage. These signs will not cause unreasonable glare, nor will they create any unreasonable impacts to the amenity or safety of pedestrians along The Corso; and

- The proposed works will enhance the distinctive character of The Corso and will positively contribute to the atmosphere and amenity of the area.

Clause 4.4.3 lists in detail the controls that apply to each category of signage. The proposed signage works will comprise of two (2) under awning signs, one (1) illuminated building sign located on the top of the building and one (1) illuminated awning fascia sign on the front façade. To the rear it is proposed to install flat wall signage and illuminated building sign, centrally located at the top of the building.

The proposed Woolworths Metro tenancy works will largely replace and replicate what was previously approved under the DA2008/205 (Commonwealth Bank), with the installation of under-awning, building and awning fascia signage in the same location as the former. Furthermore, the proposed Woolworths branding colour scheme will be complementary to the surrounding area and recessive in nature (dark green and white as opposed to yellow and black).

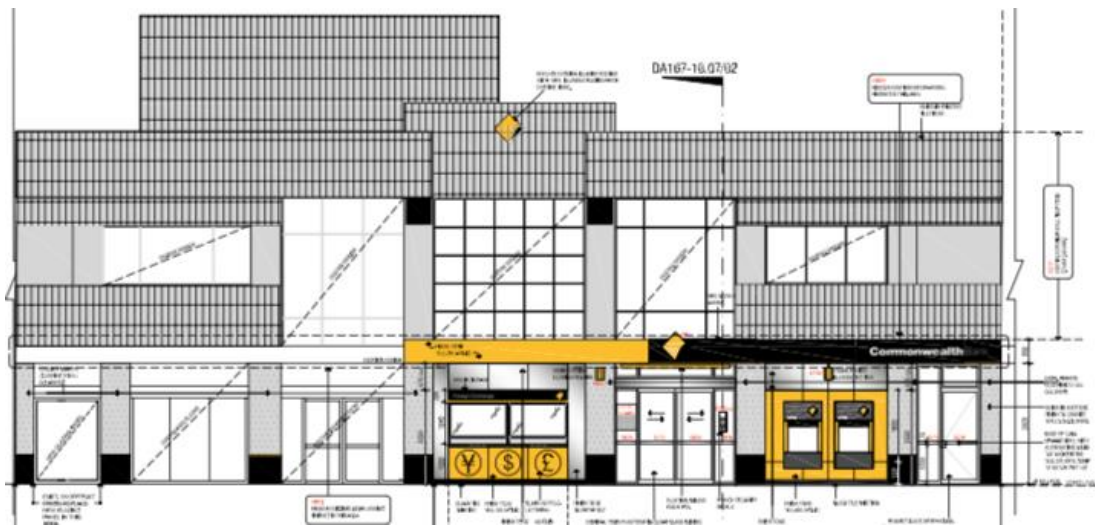


Figure 13. Previously approved signage and façade under DA2008/205.
Source: Davenport Campbell & Partners Pty Ltd for Commonwealth Bank of Australia.

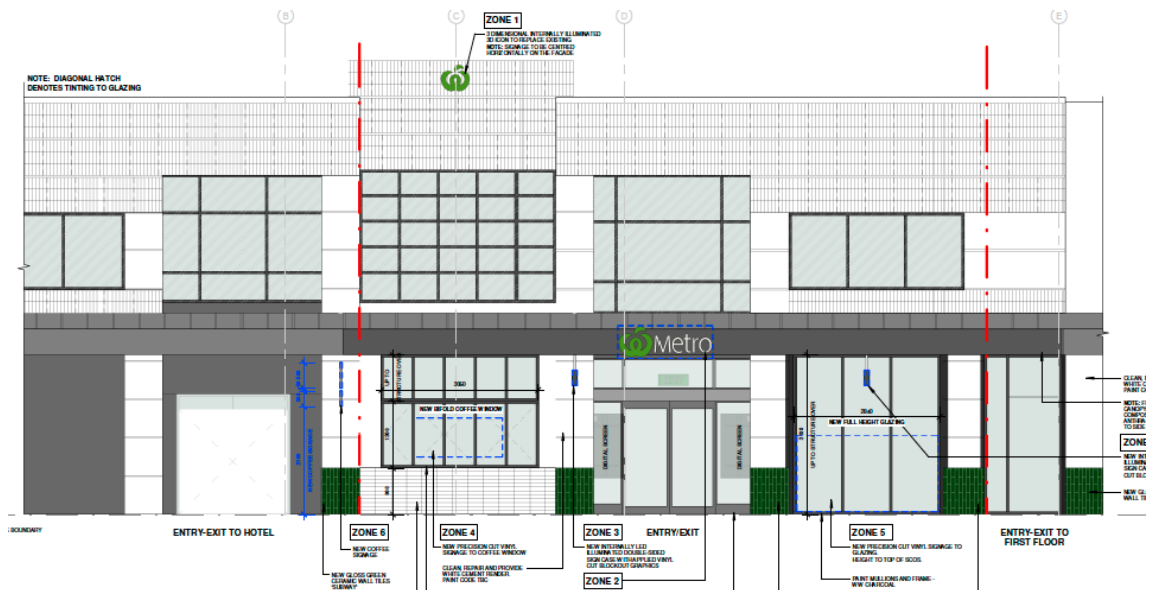


Figure 14. Proposed Woolworths Metro store and facade
Source: The Retail Group Pty Ltd

Acoustical Privacy

The proposed site is an existing commercial area which is an established late night trading hub. Many businesses within the locality are open until 3am 6 days a week including the adjoining Ivanhoe Hotel, the Corso Bakery and the New Brighton Hotel. In addition, many other businesses in the locality trade until midnight within the locality, including the Coles supermarket located to the south west on the Corso.

Given the nature of the area and in considering proposed land use, it is considered that any noise emissions at the site will result in minimal/no adverse impact on surrounds. The proposal is considered acceptable from an acoustical privacy perspective in accordance with the MDCP 2011.

5 Environmental Assessment

Mecone has undertaken an assessment of the proposal against potential environmental impacts, site suitability and the public interest in accordance with Section 4.15 of the EP&A Act 1979. The potential environmental impacts and any mitigation measures are discussed below.

5.1.1 Heritage Impact

A *Statement of Heritage Impact* (SOHI) has been prepared by *Heritage 21* to assess the heritage impacts of the proposed works on the heritage fabric of the heritage item and *Manly Town Centre Heritage Conservation Area*. The HIS is in **Appendix 4** of the SEE.

The SOHI identifies that the subject site;

- Is listed as an item of environmental heritage in the MLEP2012;
- Is **not** listed on the NSW State Heritage Register, National Heritage List, Commonwealth Heritage List, the National Trust Register (NSW) and/or the former Register of the National Estate;
- Is located within the boundaries of the Town Centre Heritage Conservation Area under the MLEP2013;
- Is noted as a contributory item within the Town Centre Heritage Conservation Area; and
- Is listed as the "Group of Commercial Buildings" [I106] in the MLEP2013.

The Statement of Heritage Impact concluded that the proposed works;

- The proposed development complies with the relevant heritage controls and would have minimal/neutral/positive impacts on the heritage significance of the subject site, Heritage Conservation Area or heritage items in the vicinity;
- No solutions of greater sympathy with the significance of the subject site, Heritage Conservation Area or heritage items in the vicinity are known to *Heritage 21*;
- The proposed external works are proportional in size and scale to the building and will not overwhelm the subject site;
- The proposed signage is in alignment with the items regarding signage under the MDCP2014;
- The proposed colours are in line with those suggested in the MDCP2013 and is consistent with the colours of the Town Centre Heritage Conservation Area;
- The internal fit-out will be completely reversible and removable and will have minimal impact on the heritage significance of the item;
- The proposed change of use will be in keeping with the heritage significance to the Corso as a historic retail strip and would not impact of any heritage fabric;
- It was recommended that suitably qualified heritage professionals and tradesmen undertake the installation of works and that a Photographic Archival Recording should be prepared.

5.1.2 Visual Impact

The signage and external works proposed will result in visual improvements to the existing premises and identification of the new Woolworths Metro store. External works

and signage proposed are consistent with the previous outlay of signage recently provided at the site and are of a contemporary style.

Furthermore, it is considered that new signage is of an appropriate size and scale compatible with the nature of the heritage conservation area.

5.1.3 Acoustic Impacts

The proposed works include the external fit out, signage, use and extension of trading hours. The diverse range of land uses along the Corso include licenced premises with late night trading permissions including bars and restaurants. It is considered that during the late-night trading hours, with consideration of the context of the area, the new Woolworths Metro store will likely experience a steady flow of customers who will unlikely to impact the acoustic environment within the vicinity.

5.1.4 Traffic

The Woolworths Metro store is located on The Corso, a pedestrian mall which does not permit vehicular traffic. The proposal will positively activate the street frontage and will not impact on the pedestrian traffic along the Corso.

The *Plan of Management* prepared by Woolworths, details that major deliveries are proposed from the loading zone situated along the rear lane (Market Place) and in close proximity to the site. Stock will be transported along Market Place by electric pallet jacks and directly into the premises. Refer to **Figure 15** below for the location of the loading zone.



Figure 15. Location of loading zone to the rear of the site on Market Place
Source: Woolworths Plan of Management & Google Maps

Woolworths have detailed that appropriate safety management by both delivery drivers and staff from the truck via the rear lane will be managed to ensure minimal impacts to pedestrians. Pedestrian traffic management will be conducted by Woolworths Metro store staff to ensure access is maintained and not blocked. Refer to the Plan of Management in **Appendix 2** for detailed discussion.

5.1.5 Plan of Management

A *Plan of Management* (PoM) has been prepared for the site to ensure that management of the site is undertaken in a way that will result in the minimisation of

any potential amenity impacts on surrounding developments. The PoM, prepared by Woolworths Australia, is provided in **Appendix 2** of the SEE.

The report makes consideration for principles established in *Renaldo Plus 3 Pty Limited v Hurstville City Council* [2005] NSWLEC 315 (and as amended by NSWLEC 1247). This is explored further in **Table 5** below.

Table 5 – Plan of Management Principles Assessment		
Item	Principle	Response
1	Do the requirements in the Management Plan relate to the proposed use and complement any conditions of approval?	Yes. The Operational Management Plan is specifically related to the proposed use and its operation.
2	Do the requirements in the Management Plan require people to act in a manner that would be unlikely or unreasonable in the circumstances of the case?	No. The Operational Management Plan is reasonable and provides a framework which occupants are to comply with.
3	Can the source of any breaches of the Management Plan be readily identified to allow for any enforcement action?	Yes. The Plan of Management and training facilitated by Woolworths allows for breaches to be identified readily.
4	Do the requirements in the Management Plan require absolute compliance to achieve an acceptable outcome?	No. The Operational Management Plan does not require absolute compliance to be acceptable. Breaches of the Operational Management Plan can be expected from time to time because of the actions of individuals. However, overall it is expected that the implementation of the Operational Management Plan will result in an acceptable outcome, without the need for absolute compliance at all times.
5	Can the people the subject of the Management Plan be reasonably expected to know of its requirements?	Yes. The Operational Management Plan outlines how relevant procedures and agreements are to be put in place for staff.
6	Is the Management Plan incorporated in the conditions of consent, and to be enforced as a condition of consent?	No. It is suggested that this should be incorporated as a condition of the future consent. Additionally, Council should provide a mechanism in the condition which provides that the PoM can be modified with the endorsement of Council at any time.
7	Does the Management Plan contain complaint management procedures?	Yes. The Operational Management Plan outlines that complaint management procedures will be implemented. Staff will be trained in existing

Table 5 – Plan of Management Principles Assessment

Item	Principle	Response
		company Complaints Management Procedures allowing them to appropriately log and respond to phone call, letter and email complaints regarding the operation of the supermarket.
8	Is there a procedure for updating and changing the Management Plan, including the advertising of any changes?	Yes. The plan will be reviewed at least annually to ensure that operations are kept up to date and any changes should be enabled through a future condition of consent as per item 6.

5.1.6 Waste Management

A Waste Management Plan (WMP) has been provided and is in **Appendix 3** of the SEE. This Plan sets out waste management policies and processes for the proposed external works. The WMP and demonstrates compliance with the MDCP 2013 in relation to the provision of waste facilities required for commercial premises.

Moreover, the *Plan of Management* prepared by Woolworths Australia (**Appendix 2**) includes details of the waste management procedures for the site. It outlines that the operational use of the site and commercial arrangements for collective disposal shall be maintained by Woolworths whilst the store is in operation.

5.1.7 Building Code of Australia (BCA)

All physical works will be undertaken in accordance with the BCA. This can be addressed through conditions of consent being implemented by Council.

5.1.8 Social Impacts

The proposal will have a positive social impact on the locality. Approval of the DA will provide the community with access to healthy goods and services by public transport, private motor vehicle and by walking.

5.1.9 Economic Impacts

The proposed works will have a positive economic impact on the locality. Approval of the Development Application will facilitate additional employment opportunities and the viability of the new Woolworths site.

5.1.10 Suitability of the Site

The site is suitable for the proposed development in the following respects:

- The land use at the site will remain permissible in the subject zone and consistent with zone objectives;
- The proposed changes to operational works will not have any adverse impact on the heritage conservation area in which it is located;
- The proposed internal and external works are sympathetic of the heritage conservation area; and
- No adverse environmental impacts will result from the operational changes proposed.

5.1.11 Public Interest

The proposed development is within the public interest for the following reasons:

- The proposal will support a new Woolworths Metro store at the subject location which will contribute to the growth of the area;
- Works proposed will result in improved accessibility to goods and services on The Corso and contribute to the vibrancy of the locality; and
- The proposal will generate additional direct and indirect employment as a result of providing employment opportunities during construction and once operational.

6 Matters for Consideration Summary

The table below provides an assessment of the matters referred to in Section 4.15(1) of the EP&A Act 1979.

Table 6 – Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	Complies.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable.
(iii)	Any development control plan, and	Complies.
(iiia)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and	Not applicable.
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	Complies.
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	Not applicable.
(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,	Complies.
(c)	The suitability of the site for the development,	Complies.
(d)	Any submissions made in accordance with this Act or the regulations,	Not applicable.
(e)	The public interest.	Complies.

7 Conclusion

This SEE has been prepared on behalf of *Woolworths Australia* to support a Development Application to the *Northern Beaches Council* for use, fitout, external works and signage for a Woolworths Metro Store at Shop 2, 29-33 The Corso, Manly. As demonstrated throughout the SEE and supporting reports, the proposal will have negligible amenity or environmental impacts and result in a positive impact on the locality.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the proposal. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the EP&A Act 1979 and the likely impacts of the development.

Following the assessment being undertaken, it is considered that the proposal is suitable and in the public interest for the following reasons:

- The proposed use continues to be permissible the B2 Local Centre Zone under the MLEP2012;
- The operation of a Woolworths Metro store will not result in any adverse environmental impacts. To the contrary, it will result in a positive environmental impact through the provision of a low impact development that will enhance local access to healthy food and goods;
- The proposal is consistent with LEP and DCP standards/controls. The operational changes to the Woolworths will result in a low security impact development being located at the site.
- The proposed signage works are sympathetic to the significance of the item and the heritage conservation area as a whole;
- The proposed internal works will be completely reversible and removable;
- The works will encourage the generation of further employment opportunities within the area as it will demand a greater amount of staff;

Based on the above it is considered that the proposal is in the public interest. As such, we request that Council recommend that this DA be supported accordingly.

Appendix 1 – Architectural Package

Appendix 2 – Plan of Management

Appendix 3 – Waste Management Plan



Appendix 4 – Statement of Heritage Impact

Appendix 5 – MDCP2013 Compliance Table