



# DESIGN COLLABORATIVE Pty Limited

ABN 36 002 126 954  
ACN 002 126 954

Town Planning and Liquor Licensing  
Consultants

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

## Managing Director

J Lidis  
BTP (UNSW)  
MPIA

## Director

David Rippingill  
BEP (WSU)  
Juris Doctor (UNE)  
RPIA

## Consultant

G W Smith  
BSurv (QLD)  
MCP (MIT)  
MPIA (Life Fellow)  
MIS Aust  
MRTPI  
FAPI

4 January 2021  
Ref: 181121.18L

The General Manager  
Northern Beaches Council  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Sir/Madam,

[Development Application – Subdivision of Lot 1 of DP590711 at 19-23 The Corso, Manly](#)

## Introduction

We act on behalf of the owners (*the Applicant*) of 19-23 The Corso, Manly (*the Site*). The Development Application seeks to subdivide Lot 1 in DP590711 under the *Environmental Planning and Assessment Act, 1979 (the EP&A Act)*.

The intention of the Application is to separate the four storey mixed use building at 19-21 The Corso and the two storey pub at 23 The Corso.

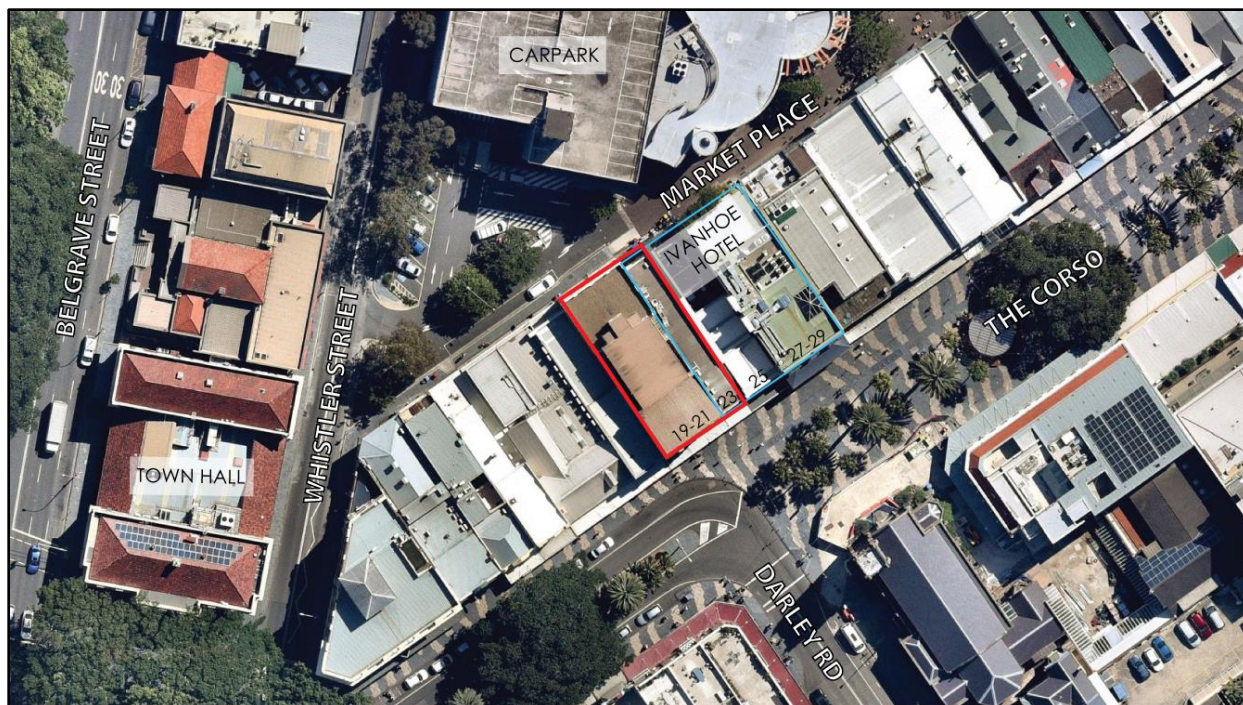
The Application seeks to subdivide Lot 1 in DP590711 as illustrated in the survey (**Annexure 1**). Works to construct the wall has been approved in **DA2019/0574** therefore no work is proposed as part of the Application.

The Application is supported by the draft Deposited Plans showing intended subdivision (**Annexure 2**), draft administration sheets (**Annexure 3**) and the structural report documentation (**Annexure 4**) for the wall between 19-21 The Corso and 23 The Corso.

This Statement describes the site and surrounding area, the nature of the proposal and sets out the statutory and policy context. It addresses the requirements for an application and undertakes an assessment of the application under the heads of consideration in s.4.15 of the Environmental Planning and Assessment Act, 1979.

## Site and Surrounding Area

The Site is located at 19-23 The Corso, Manly, legally described as SP12989. The Site is a rectangular lot with dual frontages to The Corso (16.835m) and Market Place (16.76m).



**Figure 1** – Aerial Photograph (Source: Nearmap)

The Site consists of two buildings, being 19-21 The Corso and 23 The Corso.

19-21 The Corso is a four storey mixed use building with retail at ground floor and residential use above.

23 The Corso is a two storey commercial building that is approved for use as a pub on the ground floor and storage for the first floor under **DA2019/0574**.

The Site is listed as part of item I106 (Group of Commercial Buildings) and is of local heritage significance. The Site is located within the Town Centre Conservation Area.

The Site is located within the Manly Town Centre on The Corso. The Corso is a pedestrian mall main shopping strip with the majority of businesses at Manly located on or around the Corso, and along Manly Beach to the east. The majority of the buildings along The Corso are two to three storey commercial buildings with retail on ground level and offices or services on upper levels.

### Relevant Development History

**DA2019/0574** approved on 3 October 2019 permitted the change of use to a pub and associated works to 23 The Corso. As part of this DA, a new fire rated wall will be constructed to separate 19-21 The Corso and 23 The Corso.

**DA2019/0512** was refused on 1 April 2020 for alterations and additions to an existing Shop Top Housing Development at 19-21 The Corso. A separate Development Application will be lodged to upgrade the existing mixed use building to satisfy relevant Australian Standards.



## Proposed Development

The purpose of the proposed development is to subdivide Lot 1 of DP590711.

## Environmental Assessment

This section undertakes an assessment of the Application under the heads of consideration in s. 4.15 of the *Environmental Planning and Assessment Act, 1979*. The relevant planning controls are as follows.

- Manly Local Environmental Plan 2013 (*the LEP*); and
- Manly Development Control Plan 2013 (*the DCP*).

### Manly Local Environmental Plan 2013

The Subject Site is situated within the B2 Local Centre Zone under the LEP. The Application will continue to meet the relevant objectives of the B2 Zone. The Application will have no impact on the amenity of the surrounding area.

Section 2.6 of the LEP states that land may be subdivided with development consent.

The objectives of clause 4.1 are to regulate the density of lots in specific locations, to ensure that the character of the locality and streetscape complement the prevailing subdivision patterns, to require larger lots where existing vegetation, topography, public views and natural features of land, including the foreshore, limit its subdivision potential, and to ensure that the location of smaller lots maximises the use of existing infrastructure, public transport and pedestrian access to local facilities and services.

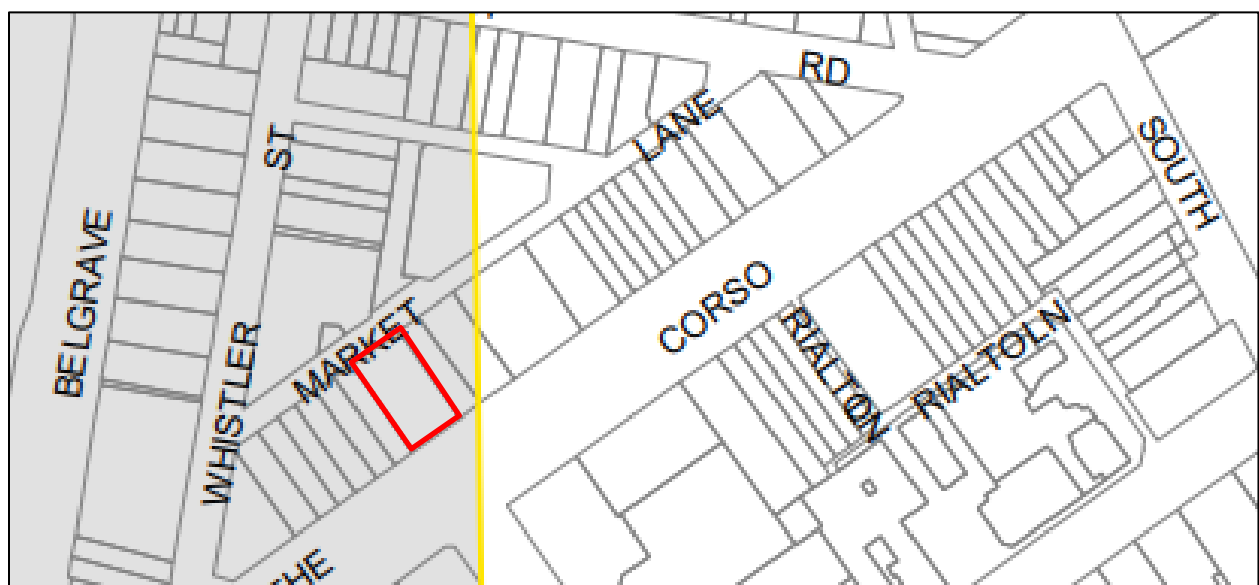


Figure 2 – Minimum Lot Size (Source: Manly LEP)



- Control 4.4.8 Subdivision

The objective of the DCP is to maintain characteristic and established subdivision patterns and to maintain the visual scale of development when viewed from street level.

The characteristic and established subdivision patterns are maintained as the Application proposes to subdivide the four storey mixed use building and two storey commercial building.

With no work proposed as part of the Application, the proposed subdivision will have no impact on the visual scale when viewed from street level.

#### **4.4.8.1 Access and Services**

*a) All subdivisions will provide adequate vehicular access to a public road.*

Both 19-21 The Corso and 23 The Corso have dual frontages to Market Place and The Corso, consistent with the Council controls.

*b) The provision of drainage, easements and servicing requirements must be considered and any resultant adverse impacts – environmental or otherwise are to be minimised or resolved in the design. In particular, sufficient details of stormwater management are to accompany DAs for subdivision.*

As there is no work as part of the Application, there will be no adverse impact to the drainage, easements and servicing requirements. The use and works for 23 The Corso have been approved under **DA2019/0574**. The works for 19-21 The Corso will be subject to a separate DA.

#### **4.4.8.2 Prevailing subdivision pattern and natural features**

*a) New Subdivisions must complement the prevailing subdivision pattern respecting traditional street patterns; open space patterns and streetscape as well as both built and natural heritage. Any inconsistency in traditional patterns is to be minimised or resolved in the Statement of Environmental Effects accompanying the DA.*

The new subdivision complements the prevailing subdivision pattern and respects the traditional street pattern; streetscape as well as built heritage. It must be noted that 19-23 The Corso has always been two separate buildings and was only consolidated when a strata scheme was created in 1978. The Application is consistent with the Council control in respecting built heritage in Manly.

*b) New Subdivisions must have regard to existing vegetation, topography, views, scenic values and natural bushland and other natural features. Any resultant adverse impacts – environmental or otherwise are to be minimised or resolved in the design and addressed in the Statement of Environmental Effects accompanying the DA.*

As no work is proposed as part of the Application, the proposed subdivision will have no impact on the existing vegetation, topography, views, scenic values, natural bushland and natural features.



#### 4.4.8.3 Energy Efficiency

- a) *The orientation and design of new allotments should maximise optimum solar access and provide for energy efficiency for future development under BASIX.*

As no work is proposed as part of the Application, the proposed subdivision will not change the existing orientation of the building.

- Control 5.1.2 The Corso

The objective of this control is to ensure that new development fronting The Corso contribute to make it a special street.

As there is no proposed work as part of the Application, the controls are not relevant.

#### Conclusion

The Application seeks to terminate the existing strata scheme and subdivide Lot 1 of DP590711, to separate the use as a shop and residential use at 19-21 The Corso, and the approved pub at 23 The Corso.

As demonstrated above, the Application is consistent with the relevant legislation and Council's relevant planning controls. The Statement demonstrates that it is highly unlikely to have any unacceptable adverse impact arising from Application.

It is therefore concluded that there is no valid town planning reason why development consent should not be granted to the Application as proposed.

Should you have any enquiries regarding the above please do not hesitate to contact us to discuss.

Yours sincerely,



James Lidis  
Managing Director