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2XU

STATEMENT OF ENVIRONMENTAL EFFECTS

2XU MANLY, NSW

SHOPFRONT ALTERATIONS AND SIGNAGE

Unit 1/92 The Corso, Manly, NSW, 2065

Lot 1/-/DP72850

Development Application

6 May 2025

Prepared by Prestige Town Planning for submission to
Northern Beaches Council on behalf of 2XU Manly.

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Prestige Town Planning on behalf of 2XU Clothing Manly. It accompanies the Development Application for *“Shopfront Alterations, Internal fit out and Signage”* of the site at Shop 1 Ground Floor Level 92, The Corso, Manly.

This statement has been prepared to address the proposal in accordance with the Environmental Planning and Assessment Act 1979, Manly Local Environmental Plan 2013 (MLEP) and any other relevant Environmental Planning Instruments and non-statutory controls and guidelines.

2. SITE DESCRIPTION

The subject site is legally known as Lot 1/DP72850 and commonly referred to as Shop 1 Ground Floor Level, 92 The Corso, Manly. The property is situated on the southern side of The Corso adjacent to the thoroughfare entry of the pedestrian element of Sydney Road and the New Brighton Hotel at the eastern end of the promenade (Refer to Figures 1 Below) and is occupied by an existing shop top housing development (Figure 2 Overleaf)



Figure 1: Site Location

Source: Northern Beaches Council Maps



Figure 2: Shop Frontage

Source: Site Visit Image

The site features pedestrian access via the Corso at the Northern frontage to the Promenade at level grade. Adjoining to the west is the “Tommy Bahama” outlet and to the East is an “Oakley” outlet (Figures 3 below) The site does not benefit from on-site parking.



Figure 3: Existing Shop to the East and west

Source: Site Visit Image

The front façade features double doors and two (2) slimline glazed display areas on either side. Weather protection is provided by an existing awning, which is also fitted with a “standard style” under awning lightbox. The site is located within a heritage conservation area and identified as a Heritage Site of local significance.

3. PROPOSAL

The applicant seeks approval for the internal fit out of the shop, minor amendments to the existing shopfront unit, associated with the existing 2XU clothing outlet, being defined by Manly Local Environmental Plan 2013 as a **“Commercial Premises”**.

Referring to the plans, the internal fit out includes:

- An entry ramp at 1:20 grade at the site frontage,
- A new bifold door system to create a single large opening.
- Small alcoves at the site frontage to house the doors when opened.
- A revamped retail area with new display tables, accessory bollards and floor rails
- New shelving and wall panels along the length of each side of the retail area,
- A new entry plinth serving as welcome point and security check,
- Three (3) fitting rooms, One (1) suitable for accessible use at the rear of the retail floor
- Storage and display cupboards to the rear of the serving counter.
- The retaining of facilities at the rear of the floor area *et esse*

The re-skinning of existing Signage consists of:

- One (1) Under Awning Sign (Lightbox) being a replacement of the content (Re-skinning) of the existing signage, 1800mm wide x 500mm high x 250mm deep
- One (1) Awning Sign 5180mm x 600mm, non-illuminated, re-skinning on the awning frontage.
- Two (2) Acrylic stick on, non-illuminated signs on each door surround of the front entry, 600mm wide x 150mm high, 1400mm from existing ground level.

4. SITE HISTORY

The following applications and works are relevant to the subject proposal:

- DA259/2015 Alterations and additions to an existing shop including the fit out of the existing ground floor, granted development consent 9 December 2015.

This is the current land use that the site is approved to be occupied by. The site is approved for a **“Commercial Premises”** as defined within the **Manly Local Environmental Plan 2013**. *However, the documentation is not available at the time of preparing this statement. We rely on the continuation of the use as assessed under the aforementioned consent.*

5. THE EP and A ACT1979 (PART 4 SECTION 4.15)

5.1 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1.1. State Environmental Planning Policy (Industry and Employment) 2021

The signage element of the proposal is caught by Chapter 3 of the Policy. The proposal responds to Chapter 3 as follows overleaf:

PART 3.1 PRELIMINARY

<p>(1) This Chapter aims:</p> <p>(a) to ensure that signage (including advertising):</p> <p>(i) is compatible with the desired amenity and visual character of an area, and</p> <p>(ii) provides effective communication in suitable locations, and</p> <p>(iii) is of high-quality design and finish, and</p> <p>(b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>(c) to provide time-limited consents for the display of certain advertisements, and</p> <p>(d) to regulate the display of advertisements in transport corridors, and</p> <p>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p>	<p>COMPLIES</p> <p>COMPLIES</p> <p>COMPLIES</p> <p>NOTED</p> <p>15 YEARS</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p>
<p>(2) This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.</p>	<p>NOTED*</p>

****NOTE: The One (1) Under Awning Sign (Lightbox) and the One (1) Awning Sign being a replacement of the content of the existing signage only are not caught by the provisions of either the Local Environmental Plan or The State Planning Policy as the dimensions and physical properties of the box and the awning signage are not changing, only the content.***

As Council has no Statutory trigger and no statutory control with regards to the content of signage (save where the signage is offensive) the provisions of Section 3.1 (2) of the policy apply to this element.

The remaining door decals are the only elements of Signage to be assessed as part of this application.

Section 3.4 Signage to which this chapter applies

As the remaining proposed signage is visible from a public place or public reserve, the application is caught by the provisions of the policy.

PART 3.2 SIGNAGE GENERALLY

Section 3.6 Granting of consent to signage

The signage has shown consistency with the Aims and Objectives of this policy. The following Table overleaf indicates the proposal's responses to the Criteria within outlined Schedule 5 of the Policy:

Schedule 5 Responses

Criteria	Response	Complies
1 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? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	A comparison of the signage proposed against existing advertising regimes indicates an appropriate consistency. The signs are compatible with the existing advertising theme in terms of number and scale.	YES YES
2 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 located within the Conservation Area C2 being the "Town Centre Conservation Area" and is identified as part of the Group of Commercial Buildings (I106) The signage has negligible impact upon these elements due to its scope and location. No further investigation is required in this regard	YES
3 Views and vistas 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?	There are no significant or iconic views obscured The proposed Signage is below the skyline The proposal is in concert with existing signage.	YES YES YES
4 Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The signage scale is consistent with the streetscape and setting.	YES

Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The Visual interest from the public realm will be increased by the proposal	YES
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The signage is new and does not rationalise existing advertising, however, in this regard visual clutter does not result from the signage.	YES
Does the proposal screen unsightliness?	There is no unsightliness to screen.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage does not protrude above buildings or street trees	YES
Does the proposal require ongoing vegetation management?	No, vegetation is not impacted by the signage	N/A
5 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 of an appropriate scale so as not to dominate the building on which it is located.	YES
Does the proposal respect important features of the site or building, or both?	The building design is benign in terms of important features. The proposal will not reduce the visual quality of the building or site.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage is of a standard corporate design. This ensures a comparable relationship with the subject building.	YES
6 Associated devices and logos with advertisements and advertising structures		
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?	No safety devices or platforms have been included in this proposal	N/A
7 Illumination		
Would illumination result in unacceptable glare?	No illumination on the remaining signage is proposed.	YES

Would illumination affect safety for pedestrians, vehicles or aircraft?	Not Applicable	N/A
Would illumination detract from the amenity of any residence or other form of accommodation?	Not Applicable	N/A
Can the intensity of the illumination be adjusted, if necessary?	Not Applicable	N/A
Is the illumination subject to a curfew?	Not Applicable	N/A
8 Safety		
Would the proposal reduce the safety for any public road?	The safety of public roads will not be unreasonably impacted upon.	YES
Would the proposal reduce the safety for pedestrians or bicyclists?	Impact on pedestrians and cyclists is negligible	YES
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal has negligible impact upon sightlines and pedestrian safety.	YES

PART 3.3. ADVERTISEMENTS

Division 1 Control of Advertisements

Section 3.7 Advertisements to which this part applies

A review of the controls contained within this Section of the Policy indicates at (1)(a) that the proposed signage is defined as “Business Identification Signage” and is caught by the provisions of this part of the policy.

Section 3.9. Requirement For Consent

This section requires that signage subject to this part may not be displayed without the consent of the relevant consent authority. This application seeks to fulfill this requirement.

Section 3.10 Consent Authority

The consent authority for the subject application is identified as being Northern Beaches Council. Thus, the application is lodged with this authority. The lodgement of the application with this consent authority fulfils the requirements of this Section.

Section 3.11 Matters For Consideration

The following table indicates the Heads of Consideration for this part of the policy and the proposals response (Overleaf):

Table 4: Matters for Consideration

(1) A consent authority (other than in a case to which subsection (2) applies) must not grant consent to an application to display an advertisement to which this Chapter applies unless the advertisement or the advertising structure, as the case requires	
(a) is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and	ACHIEVED
(b) has been assessed by the consent authority in accordance with the assessment criteria in Schedule 5 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and	ACHIEVED
(c) satisfies any other relevant requirements of this Chapter.	ACHIEVED

Section 3.12 Duration of Consents

The consent for the signage is to be limited to 15 years via condition to any consent.

5.1.2. Manly Local Environmental Plan 2013

The following elements of the LEP are applicable to the proposal:

PART 1 – PRELIMINARY

Clause 1.2 Aims of the Plan

The proposal is consistent with the relevant aims of the plan as follows:

Aim	Response
To foster economic, environmental and social welfare so that Manly continues to develop as an accessible, sustainable, prosperous, and safe place to live, work or visit	ACHIEVED
To ensure all development appropriately responds to environmental constraints and does not adversely affect the character, amenity or heritage of Manly or its existing permanent residential population,	ACHIEVED
To encourage, provide and consolidate business opportunities for a range of uses in appropriate locations that support local employment, community services and economic growth in business centres	ACHIEVED
To identify, protect, sustain, manage and conserve all heritage, including archaeological relics, sites and resources, places of Aboriginal heritage significance, heritage items (and their curtilages), heritage conservation areas and the cultural (natural and built) environmental heritage of Manly	ACHIEVED

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

The subject land is Zoned E1 Local Centre pursuant to the Manly Local Environmental Plan 2013.



Figure 4 Zoning Map

Source: NSW ePlanning

LAND USE TABLE

The site currently enjoys the benefit of an existing approval for a **“Commercial Premises”** continued via consent DA259/2015 granted 9 December 2015. In reviewing the land use that the fit out and signage relates to the following is offered:

The Clothing Outlet is defined by the M.L.E.P. 2013 as a **“shop”**

*“Premises that sell merchandise such as groceries, personal care products, **clothing**, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises”.*

Note: **Shops** are a type of **Retail Premises**—see the definition of that term in this Dictionary.

Thus: **Shop** is a child definition of a **Retail Premises**, defined as:

“a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes food and drink premises, garden centres, hardware and building supplies, kiosks, landscaping material supplies, markets, plant nurseries, roadside stalls, rural supplies, shops, specialised retail premises, timber yards, vehicle sales or hire premises”,

but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises.

Note: Retail Premises are a type of Commercial premises

Thus, **Retail Premises** is a child definition of **Commercial Premises** defined as:
any of the following:

- (a) business premises,
- (b) office premises,
- (c) **Retail Premises**

As the definitions indicate, the use as existing remains as a **Commercial Premises** as approved via DA259/2015 granted 9 December 2015. There is no Statutory requirement for a change of use element to this application. Further, a review of the land use table for the E1 Local Centre Zone indicates that the existing land use remains permissible with consent.

The relevant objectives of the zone remain addressed by the continuation of the **Commercial Premises**, as originally assessed. Any changes to the responses of the site to these relevant objectives is negligible.

PART 5 MISCELLANEOUS PROVISIONS

Clause 5.10 Heritage Conservation

(To be read in conjunction with the Heritage Impact Statement Provided under separate cover)

The subject site is identified as being:

- Within the Conservation Area C2 being the “Town Centre Conservation Area”.
- Part of the Group of Commercial Buildings (I106) Significance Local

In response to the any Heritage Impacts we offer the following:

Councils Statement of significance: *The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. It's role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.*

The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape.



Figure 5 Heritage Map

Source: NSW ePlanning

The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.

It has a cohesive character resulting from generally low scale of development on its principle streets, Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.

Manly Town Centre Heritage Conservation Area Statement of significance: The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination DA2020/1101 Page 1 of 3 during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The Manly TCCA has a mixed character and comprises three key zones. The second zone comprises The Corso, which is the iconic focus for the Manly Town Centre Conservation Area. Extending from Manly Wharf north-east to Ocean Beach, The Corso is a grand promenade, now primarily pedestrian, lined with predominantly low-rise commercial buildings.

The majority date to the late Nineteenth Century through to the 1930s and are generally on narrow allotments. Most of the original ground floor shop fronts have been altered; however, the first floors facades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso, in particular the two mature Moreton Bay Fig Trees in the civic square at the south-western termination of The Corso, in front of the Council Chambers.

The north-eastern end of The Corso is more sparsely planted, primarily with palms, though this provides for the striking open vista towards Ocean Beach, bound by the buildings on either side of the Corso. It is noted that a number of pedestals from one of the earlier lighting systems, possibly dating to around the turn of the Twentieth Century, remain in situ at the south western end of The Corso.

The proposal is for an internal fit out and small elements of signage. Whilst the heritage elements are significant, these minor changes will have a negligible impact upon any Heritage element due to their size and location.

5.2. RELEVANT DEVELOPMENT CONTROL PLANS

5.2.1. Manly Development Control Plan (DCP) 2013

It is noted the proposal does not entail external physical works. Thus, the built form is to remain as existing. The following paragraph addresses the relevant controls with regards to the internal fit out and the remaining elements of the signage proposed.

PART 1 INTRODUCTION

PARAGRAPH 1.7. AIMS AND OBJECTIVES

The scale of the works proposed being internal with limited signage, respond to the relevant elements of the aims and objectives of the plan in that the development contributes to the quality of the streetscapes through modest sized signage and a negligible impact upon the heritage and character of the surrounding area.

PART 3 GENERAL PRINCIPLES OF DEVELOPMENT

PARAGRAPH 3.1. STREETSCAPES AND TOWNSCAPES

Due to the negligible impact of the internal works and limited remaining signage subject to the application, the proposal has negligible impact overall, on the townscape through the consistency of design with that existing in the locale.

Whilst it is accepted that these requirements relate predominately to new builds, the proposal does not impinge on the existing buildings consistency with the requirements of this element of the Plan. The building continues to show consistency with these elements of the plan.

PARAGRAPH 3.2 HERITAGE CONSIDERATIONS

As indicated within the Clause 5.10 of the M.L.E.P 2013 at page(s) 12 and 13 of this report, the heritage impacts of the internal fit out and signage are negligible. Notwithstanding, a review of the objectives of this element of the plan are relevant:

Objective

To retain and conserve environmental heritage and cultural significance of Manly including:

- Significant fabric, setting, relics and view associated with heritage items and conservation areas,
- The foreshore, including its setting and associated views; and
- Potential archaeological sites, places of Aboriginal significance and places of natural significance.

Response

The minor nature of the proposal and the modest level of works result in negligible interaction and impact between the Heritage fabric and associated settings of the items identified and the works proposed. The application is consistent in this regard.

Objective

To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not adversely impact on the significance of the item or the locality.

Response

The works, being internal, and the signage being extremely modest, has negligible impact upon the items and the locality. The application is consistent in this regard.

Objective

To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, is of an appropriate form and design so as not to detract from the significance of those items.

Response

The works have negligible impact upon the nearby heritage items as they are primarily internal. The signage is also located within a display area, thereby being located so as to ensure only negligible impacts will result. The application is consistent in this regard.

Objective

To provide infrastructure that is visually compatible with surrounding character and locality/visual context with particular regard to heritage buildings/areas and cultural icons.

Response

This objective is not relevant to the proposal.

PART 4 DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES

PARAGRAPH 4.4. OTHER DEVELOPMENT

Sub- Paragraph 4.4.3 Signage

The remaining elements of the signage subject to the application are measured against the following overall objectives of this element of the plan:

Objective	Achieved
To ensure that advertising does not detract from the scenic beauty and amenity of the Municipality; harmonises with its surroundings and the buildings to which they are attached.	YES
To minimise the visual impact by encouraging fewer more effective signs that may otherwise degrade the existing and likely future quality of residential environments or result in excessive, unnecessary signage, visual clutter and confusion caused by a proliferation of signs in local and neighbourhood centres.	N/A
To permit building and business identification signs which communicate the facilities (including tourist facilities), amenities, goods and services in local and neighbourhood centres which do not interfere with the streetscape or amenity of residents.	YES
Signs should enhance the distinctive urban character and scenic amenity of the Municipality and contribute to the atmosphere of the streets in local and neighbourhood centres and should be designed in sympathy with both the building to which it is attached and any adjoining buildings, taking into account the architectural styles and finishes of buildings in local and neighbourhood centres.	YES
To prevent signage from impacting on the presentation of the heritage item or area to the general public on heritage items and conservation areas.	YES
To ensure all signage is of high standards of graphic and textural content.	YES
To encourage co-ordinated advertising in the Industrial Zone by the use of appropriately sized street numbers and complex names, and the use of directory boards to identify multiple unit complexes, so as to reduce adverse impact on the streetscape and confusion to traffic.	N/A

Sub Paragraph 4.4.3.1. Controls for all Development Types

The proposal does not exceed the maximum number of signs, providing:

- One (1) Under Awning Sign (Lightbox) being a replacement of the content (Re-skinning) of the existing signage, 1800mm wide x 500mm high x 250mm deep

- One (1) Awning Sign 5180mm x 600mm, non-Illuminated, re-skinning on the awning frontage.
- Two (2) Acrylic stick on, non-illuminated signs on each door surround of the front entry, 600mm wide x 150mm high, 1400mm from existing ground level.

Sub Paragraph 4.4.3.2. Signage on Heritage listed items and in Conservation Areas

Objective	Response
a) Advertising signs should be designed and located in a manner which preserves and enhances Heritage listed items and Conservation Areas	Complies
<u>Sign locations</u>	
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:	Complies
i) a solid parapet above a cornice;	N/A
ii) the horizontal panel below a cornice;	N/A
iii) verandas or awning fascia;	N/A
iv) ground floor windows;	YES
v) notice boards or plaques on ground floor piers;	N/A
vi) small signs on individual architectural elements such as rendered blocks;	N/A
vii) under awning signs;	N/A
viii) small not illuminated free standing pole signs; and	N/A
ix) side walls (carefully considered).	N/A
<u>Other Guidelines for Heritage Items and Conservation Areas</u>	
c) In addition to the requirements for the particular zoning, and matters listed above, the following matters must be taken into consideration:	
i) Signs on shop windows should not exceed 25 percent of the window area;	YES

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, terracotta, brown, charcoal, etc. highlighted with creams, ochres, pinks and earth tones;	YES
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	N/A
iv)	Signs are preferably illuminated by floodlighting, with the source of the illumination being suitably concealed;	N/A
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 colour.	N/A

5.3. PLANNING AGREEMENTS OR DRAFT PLANNING AGREEMENTS

There are no planning agreements or draft planning agreements submitted that are relevant to this proposal.

5.4. THE LIKELY IMPACTS

5.4.1 Environmental

The assessment of the proposal has shown that any environmental impacts resulting from the works will be negligible. The built environment will experience negligible impact from the internal works that promote the orderly and economic use of land consistent with *Section 1.3 Objects of the Act*, without impacting or dominating the area in terms of functionality or built form. The proposal satisfies the requirements of both the natural and built environments.

5.4.2. Social

The implementation of the works at the approved Commercial land use will add to the services available to local workers and visitors. This initiative is designed to encourage a healthy lifestyle and social interaction, resulting in a more affordable and accessible opportunity in a location convenient for all members of the community and tourists.

5.4.3. Economic

The provision of appropriate healthy alternative opportunities within this appropriately zoned locale, contributes to the availability and choice whilst showing regard for the underlying objectives of this E1 Zone.

Maintaining business viability in this appropriate zone will add to the economic stability of the area by allowing for patrons to occupy and utilise a locality that is gentrified and economically vibrant. The site is in close proximity to local services and within reasonable distance to local business and upgraded infrastructure.

5.5. SITE SUITABILITY

The approved use of the site continues to adequately meet the objectives of the E1 Zone and adheres to the principles envisaged for the locality. The proposal will complement surrounding uses by providing convenient access to a healthy alternative of food choice. The site is located within an area that services both tourism and local residents.

5.6. SUBMISSIONS

There have been no submissions received from any public person, private or Government Authorities at the time of the preparation of this report.

5.7. PUBLIC INTEREST

The proposed internal works to the approved Commercial land use will offer an addition to the eclectic mix of food services to local residents, workers, and tourists in the area. The outlet aims to promote an alternative choice adding to the mix of food options within this vibrant locale.

6. CONCLUSION

The site, located within the E1 Local Centre, offers a high-quality, flexible, outcome which provides for and contributes to the culinary diversity of the area, comprised of similar types of commercial, retail and tourism land uses.

The proposal has demonstrated consistency with the underlying objectives of the controls and general compliance with the numerical standards contained within both State and Local policies and plans. The proposal shows regard for Section 4.15 of the Act, shows regard for all Heads of Consideration including site suitability, economic, social and environmental impacts and the public interest.

There is no planning reason why this application should not be approved.

Regards,



Mitchell Drake B.Sc. M.U.R.P. A.D.M
National Planning Manager

PRESTIGE TOWN PLANNING
PTP
Time and Favour