

Strategic Planning Referral Response

Application Number:	DA2019/1398
Date:	31/03/2020
To:	Tony Collier
Land to be developed (Address):	Lot 3 SP 67337 , 3 / 63 - 67 The Corso MANLY NSW 2095

Officer comments

I understand that the DA is for alterations and additions, and change of use to shop-top housing. I understand the 3 storey building located right on and accessible from The Corso and has service access from the rear, via Market Place. This 3 storey building is currently a mixed-use, with retail at ground level and backpacker accommodation in upper 2 levels. The SEE submitted with this DA states that 'the proposed residential accommodation includes a total of 12 apartments comprising 8 x 1 bedroom and 4 x 2 bedroom domiciles.'

The following comments are limited to the adopted and any exhibited draft documents that informs the strategic planning framework applying to this property and more generally, the future role of the Manly Strategic Centre. In this context, the development undoubtedly replaces short-term tourist accommodation with resident accommodation at a location clearly identified as tourist and visitor precinct. The loss of short-term tourist accommodation offered at a specific price point is inconsistent with the vision and principles for the Manly Strategic Centre reiterated from Council's recently adopted Local Strategic Planning Statement (LSPS). An extract from the adopted LSPS relevant to Manly Centre is provided below.

Towards 2040 Local Strategic Planning Statement, adopted by Northern Beaches Council on 25 February 2020, is the 20 year land use vision and will guide development in the Northern Beaches to the year 2040. Towards 2040 identifies the following priorities and underpinning principles as relevant to Manly Strategic Centre for its future role/vision:

Priority 26 - Manly as Sydney's premier seaside destination

- The town centre offers cultural, tourist, retail and entertainment uses.
- Manly is an important tourist destination and the LGA's only designated late-night precinct. These uses must be balanced with the needs of Manly's residents and other specialised uses which include the International College of Management Sydney, Manly Art Gallery and Museum (one of 40 regional and public galleries in NSW), Australia's first hospice for young adults, Soldier On (a veterans' rehab centre at North Head) and Royal Far West (a provider of health and education services for country children and their families).

The following principles underpinning this priority are to:

- Balance competing land uses in Manly to serve the needs of workers, residents and visitors.
- Protect and enhance Manly's character, identity and social significance.
- Balance short-term accommodation for visitors with affordable housing options for residents.
- Improve public amenity and revitalise Manly's laneways.
- Diversify the night-time economy and minimise conflicts with residential uses.
- Continue Manly's function as a tourism precinct and enhance nature-based tourism opportunities

Priority 29 - A thriving, sustainable tourism economy

- Manly is the main tourism precinct on the Northern Beaches, voted the best beach in Australia by TripAdvisor for 2018 and 2019 and the Manly Ferry is listed as #3 'must do' in Sydney after Sydney Harbour Bridge and Sydney Opera House. Cruise ships also offer full or half-day excursions to Manly.
- Diversifying tourism offerings beyond Manly, Palm Beach and the beaches, and beyond the summer peak, will strengthen the tourism economy. Opportunities include diversifying accommodation offerings, such as eco-accommodation (glamping), nature-based tourism and experiences such as the Coast Walk, heritage and Aboriginal culture-based tourism. Continued amenity, vibrancy and safety improvements in centres, as well as a focus on nighttime activities and artistic and cultural offerings, will enhance visitation beyond the coast. A destination management plan for the whole Northern Beaches will guide visitor economy development and growth.

The principles underpinning Priority 29 include, among other things:

- Enable a strong tourism economy while maintaining quality of life and protecting the environment.
- Ensure a range of well-designed tourist accommodation in appropriate locations.

Priority 30 - A diverse night-time economy wherein Manly is identified as the only designated late-night entertainment precinct in the LGA

In terms of principles under Priority 30, it aims to:

- Broaden the range of night-time activities and locations.
- Minimise land use conflict and prevent more sensitive uses such as residential from sterilising night-time opportunities in centres.

The following Actions relevant to Manly Strategic Centre are or will be undertaken based on resource allocation and project programming/priorities.

- Action 26.1 - Prepare a Place Plan for Manly and develop LEP and DCP controls to respond to LEP studies and night-time economy to balance competing uses.
- Action 29.1 - Complete the Destination Management Plan and Employment Study and use these to inform new LEP and DCP controls and planning processes to remove barriers to the tourism economy.
- Action 29.6 - Prepare place plans that support the tourism economy; enhance visitor experiences; improve connections to the Coast Walk; and where relevant, address competing land uses.
- Action 30.1 - Prepare a night-time economy strategy that responds to the employment study, economic development plan and destination management plan to broaden the range of night-time activities.
- Action 30.2 - Review late-night venue controls in Manly DCP and prepare new location-specific LEP and DCP controls that address late-night venues; the shift towards smaller venues; live music; change agent noise controls; safety; flexible trading hours; and barriers to night-time temporary uses, arts, cultural and creative uses.
- Action 30.3 - Prepare place plans, precinct plans and activation plans that support social,

practical and functional activities in the evening and night-time. For the Manly Place Plan, there is a need to respond to alcohol-related violence, anti-social behaviour and tension between competing land uses.

It is noted that the former Manly Council adopted the Manly 2015 Masterplan prior to amalgamation. The Masterplan identified The Corso as the 'Tourist Strip', being the primary movement corridor for tourists and visitors moving to the beach from the ferry. It should reinforce the seaside character of the place catering to the tourists who generally fill the space. Although a number of infrastructure projects have been completed/currently underway based on this Masterplan, the recently adopted LSPS requires the preparation of a Place Plan for Manly and develop LEP and DCP controls to respond to LEP studies... and night-time economy to balance competing uses (Action 26.1) which will replace the Manly 2015 Masterplan.

Car Parking and Contributions

I understand this property has no direct vehicular access and the development does not propose onsite resident parking.

Although Manly DCP provisions provide an opportunity to impose a development contribution to be levied in lieu of onsite parking spaces being provided, the current applicable contribution plan does not permit this. The Northern Beaches Section 7.12 Contributions Plan will apply to DA2019/1398. This Contribution Plan does not specifically identify any parking spaces/ public parking stations being delivered in its Works Schedule.

By way of background, the provisions under Manly DCP noted that The Manly Section 94 Contributions Plan 2004 (adopted by Manly Council on 11 April 2005) collected development contributions in lieu of shortfall in onsite parking provision to fund the delivery of public car parks. On 13 July 2019, the Manly Contributions Plan was repealed by the Northern Beaches Section 7.12 Contributions Plan.

Any off street resident parking associated with a residential development is required to be provided on the development site under the Manly DCP.

In the event that a proponent wishes to deliver an infrastructure/money towards delivery of infrastructure external of the development site, this would need to be negotiated and agreed to by Council through a Voluntary Planning Agreement (VPA). The VPA Guideline identifies the process relating to the submission and consideration of a VPA and state "Where a developer proposes a VPA in connection with an application for instrument change or development application, it should indicate to the Council its intention to accompany its application with a VPA offer before making the application... The Council will indicate whether or not it agrees, in principle, to negotiate a VPA with the proponent after an initial consideration of the appropriateness of the VPA offer... If the VPA offer is considered appropriate, the VPA and agreed explanatory note should be drafted and should accompany the development or instrument change application to Council so that the VPA, explanatory note and application can be exhibited together."

The advice on the VPA process however is mute as I understand there is no offer to enter into a VPA.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Strategic Planning Conditions:

Nil.