

## Urban Design Referral Response

<b>Application Number:</b>	DA2024/1249
<b>Proposed Development:</b>	Alterations and additions including internal fit-out for use of premises as a pub and artisan food and drink industry
<b>Date:</b>	03/10/2024
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 1 DP 1170245 , 0 East Esplanade MANLY NSW 2095

### Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment. The application seeks consent to refurbish a vacant retail tenancy at Manly Wharf for use as a pub and microbrewery with ancillary dining and occasional live performance.

Urban Design may be able to support the proposal if the following issues are addressed:

1. The proposed new ramp and stairs including handrails outside the proposed entry will make the existing wharf boardwalk promenade width narrower creating pedestrian traffic congestion around that area. The boardwalk is currently heavily used by ferry commuters and pedestrian so it should not be reduced in width in any way.
2. Provide more information on how the blank wall (previously Aldi supermarket shopfront) proposed on the north-west corner of the tenancy next to the new public toilets will be treated.

**Please note:** Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

The proposal is therefore unsupported.

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

### Recommended Heritage Advisor Conditions:

Nil.