

11 September 2024

SLR Ref No.: Statement of Environmental Effects - 15A & 17 The Corso, Manly.docx

Attention: General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

SLR Project No.: 640.031515.00001

RE: Statement of Environmental Effects
s4.55(1A) Modification to DA2024/0539
15A & 17 The Corso, Manly NSW 2095

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) acts on behalf of Westpac Group Property (Westpac) in lodging this Section 4.55(1A) modification application to Northern Beaches Council (Council) to modify DA2024/0539. The proposal includes amendments to the Stamped Plans to facilitate a minor internal alteration at the existing St George Manly branch at 15A and 17 The Corso, Manly NSW 2095.

The proposed amendment to the approved DA2024/0539 includes an update to the stamped Architectural Plans. The updated Architectural Plans are included at **Appendix A**.

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that a consent authority may, on application, modify a development consent involving substantially the same development and minimal environmental impact. Further details on approval pathway are detailed in Section 5.1 of this SEE.

2.0 Site Details

The site is generally referred to as 15A and 17 The Corso, Manly NSW 2095, and legally identified as Lot B of DP373583 and Lot 1 of DP64558. The site is located within the Northern Beaches Local Government Area (LGA) and features a primary frontage to The Corso.

Development surrounding the site is predominately commercial, including a variety of retail shops, restaurants, and cafes. The site is located on The Corso, which features an important public pedestrian space that contributes to the unique qualities of the Manly area. There are several recreational areas in the vicinity of the site, including Gilbert Park, which is located approximately 100m west of the site, and Manly Oval, located approximately 200m north-west of the site. Manly Wharf is located approximately 200m south of the site, which assists in providing access to the surrounding residential and commercial areas.

Figure 1 and **Figure 2** depict the site and its immediate surrounds.

Figure 1 Site Aerial (Source: Nearmap, dated 12 March 2024)

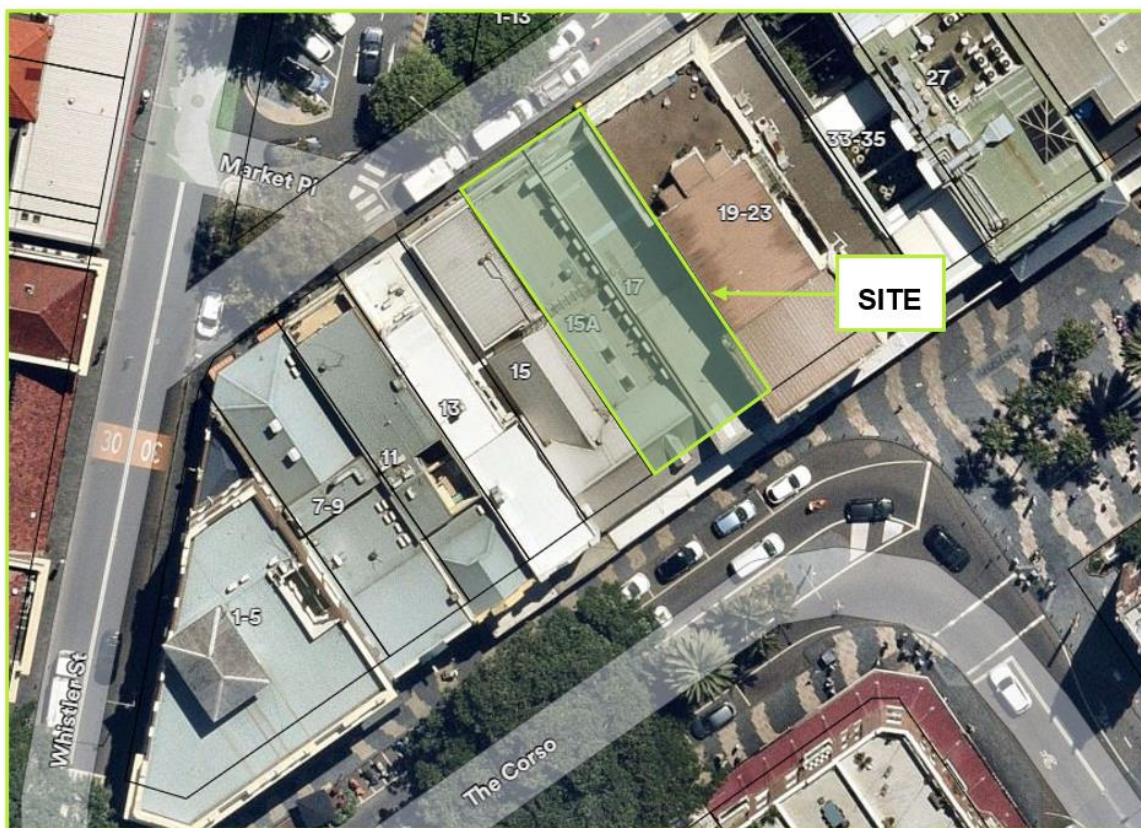


Figure 2 Site Cadastre (SIX Maps)



3.0 Background

DA2024/0539 was approved on 4 July 2024 for Alterations and additions to an existing building (business premises) and signage.

Since obtaining the original DA approval, Westpac require a minor internal alteration to the approved plans. Works have commenced on the previously approved DA, however no works pertaining to the proposed modification have commenced.

All other works will remain as approved, the only update proposed relates to minor internal alteration.

4.0 Proposed Modification

The purpose of this s4.55(1A) modification is to amend the approved plans to achieve the following changes:

- Retention of internal wall (structural); and
- Removal of ATM bunker door and nib wall.

To achieve this, it is proposed to update the stamped Architectural Plans of DA2024/0539 to reflect the proposed minor internal changes.

The updated plan sheets are detailed below, and new plan details are marked in red:

Drawing No.	Drawing Title	Prepared By	Revision	Date
1.2	Existing / Demolition Plan	Greater Group	A B	9/04/2024 5/09/2024
1.3	Construction Plan	Greater Group	A B	4/07/2019 5/09/2024
1.4	Proposed Floor Plan	Greater Group	A B	4/07/2019 5/09/2024
1.6	Door Schedule	Greater Group	A B	4/07/2019 5/09/2024

5.0 Relevant Legislation and Planning Controls

5.1 Environmental Planning and Assessment Act 1979

The appropriate approval path for the proposed modification is a s4.55(1A) under the EP&A Act.

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is*



substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

(c) it has notified the application in accordance with—

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Subsections (1), (2) and (5) do not apply to such a modification.

The proposed amendment does not change the overall design, appearance, or use of the development (as approved). Therefore, the proposal is substantially the same development for which consent was originally granted and of minimal environmental impact.

Changes to the approved application relate only to the proposed minor internal alteration. As such, the proposed modification can be considered under s4.55(1A) of the EP&A Act.

5.2 Manly Local Environmental Plan 2013

The site is located within the Northern Beaches LGA and is subject to the Manly LEP 2013. The site is zoned E1 Local Centre under the LEP.

The proposed modification will not alter the approved land use which remains permissible and consistent with the objectives of the E1 zone.

The proposed modification will result in an approved development that remains consistent with all other LEP clauses applicable to the site.

5.3 Manly Development Control Plan 2013

The minor nature of the modifications proposed do not impact the compliance of the development with relevant Manly DCP 2013 controls as assessed under the original application, and thus do not warrant reassessment.

6.0 Environmental Assessment & Justification

The environmental assessment completed as part of DA2024/0539 still remains valid. No further impacts are anticipated.

The proposed minor internal alteration results in substantially the same development and minimal environmental impact. The modification does not include any further alterations or additions to the site as approved in DA2024/0539.



7.0 Conclusion

The proposed amendment to DA2024/0539 is considered to have minimal environmental impact and will not change the approved design or land use(s) at the site. It is therefore considered a s4.55(1A) application under the EP&A Act 1979 is appropriate.

Given the absence of any significant adverse impacts resulting from the modification and consistency with all relevant planning legislation and Council policy, the proposed modification is considered to be worthy of Council's support.

Yours sincerely,

SLR Consulting Australia



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Appendices:

Appendix A Architectural Plans



Appendix A

Architectural Plans

