



northern  
beaches  
council

## MEMORANDUM

**DATE:** 11 November 2022

**TO:** Northern Beaches Local Planning Panel (NBLPP)

**CC:** Peter Robinson, Executive Manager Development Assessment

**FROM:** Adam Richardson, Manager Development Assessment

**SUBJECT:** Agenda item 5.1 (16 Nov 22) DA2022/1526 19-23, 25 and 27 The Corso, Manly

**TRIM REFERENCE:** 2022/727839

---

The purpose of this memo is to advise the Panel that Council is in receipt of written representations from the applicant of DA2022/1526, in which they seek an alternate to the recommended Condition 12 attached to the assessment report. **Condition 12** as recommended in the assessment report provides:

### **12. Metal Louvres**

*The proposed metal louvre screens on the Market Place frontage are to be deleted and replaced with a material that is compatible with the heritage values of the conservation area. Details demonstrating compliance are to be submitted to the Council's Heritage Advisor for approval prior to the issue of the Construction Certificate.*

*Reason: To ensure the proposed works are compatible with the heritage values of the heritage conservation area.*

In order to expeditiously proceed with construction in the event that approval is granted, the applicant has proposed alternate wording to the effect of:

### **12. Metal Louvres**

*The proposed metal louvre screens on the Market Place frontage are to be replaced with a timber louvre screens to ensure that the materials treatment is compatible with the heritage values of the conservation area. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.*

*Reason: To ensure the proposed works are compatible with the heritage values of the heritage conservation area.*

It is considered that the applicants alternate wording encapsulates the intent of the recommended Condition 12 and that the heritage objectives of the alternate wording of the Condition are met.



northern  
beaches  
council

## **Recommendation**

That condition 12 contained in the assessment report be replaced with the following:

### **12. Metal Louvres**

*The proposed metal louvre screens on the Market Place frontage are to be replaced with a timber louvre screens to ensure that the materials treatment is compatible with the heritage values of the conservation area. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.*

*Reason: To ensure the proposed works are compatible with the heritage values of the heritage conservation area.*