

## Memo

### Development Assessment

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

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

**From:** Claire Ryan, Principal Planner

**Date:** 3 February 2025

**Subject:** DA2024/1249 – Alterations and additions including internal fit-out for use of premises as a pub and artisan food and drink industry at Manly Wharf

**Record Number:** 2025/066252

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The purpose of this memo is to inform the Panel that one submission has been received in response to publication of the Assessment Report for DA2024/1249 at Manly Wharf, from the following party:

Name:	Address:
Dr Raymond Franklin Soames Job	16 Carrington Parade FRESHWATER NSW 2096

The following issues (in *italics*) were raised in the submission, with commentary from the Assessing Officer below each objection. Objections have been paraphrased for succinctness.

#### Inadequate Council Consultation/Correspondence

*Council's correspondence regarding referral of DA2024/1249 was unclear and appears to be configured to prevent submissions.*

*The link to view the agenda for the NBLPP meeting does not direct the user to the correct website location. Additional time should be provided for interested parties to review the agenda and provide submissions accordingly.*

#### Comment:

Council's correspondence regarding DA2024/1249 is intended to inform all interested parties of the matter being referred to the NBLPP for review, and to allow an opportunity for those interested parties to make representations to the NBLPP as they wish. Council welcomes submissions from the public on any application.

The link to the NBLPP agenda has been tested upon receipt of this submission and is found to be functioning correctly.

Notification of the meeting was emailed on Wednesday 29 January 2025, which meets the practice of one week prior to the meeting. This reflects the same timeframe for publishing the agenda for Ordinary meetings of Council and Regional Panels.

Other suggestions made for improvement to Council's correspondence and website are acknowledged and will be considered in line with Council's continuous improvement culture.

### **Public Interest**

*The survey conducted by the property owner found that the community do not want another pub, as reported in the Manly Observer. Further, the application received 19 submissions in objection to the proposed development. The proposed development is not in the public interest.*

#### Comment:

Council undertakes community consultation in accordance with *Environmental Planning and Assessment Act 1979* and the adopted Northern Beaches Council Community Participation Plan.

The concerns submitted to Council in response to the public exhibition of the application are addressed in the Assessment Report for DA2024/1249. No survey by the applicant was submitted to Council as part of the application. Given there are no matters raised that warrant the refusal or amendment of the proposed development, the recommendation for approval (subject to conditions) remains unchanged.

### **Heritage Significance of Manly Wharf**

*The proposed development involves unreasonable demolition of Manly Wharf, which has heritage significance, given its listing on the State Heritage Register.*

#### Comment:

It is noted the subject site is listed on the State Heritage Register (listing number 01434) and is of substantial heritage significance.

The development application is supported by a Statement of Heritage Impact, prepared by a suitably qualified professional. The development application and supporting documents (including the Statement of Heritage Impact) were reviewed by Council's Heritage Advisor and officers at Heritage NSW. Expert advice received from both parties established that the proposed development does not impact upon fabric of heritage significance on the site. As such, both experts raised no objection to the proposed development, subject to recommended conditions of consent. Those conditions of consent have been included in the recommendation of the Assessment Report.

### **RECOMMENDATION**

That the Panel notes the submission received and the subsequent assessment.

No change to the recommendation for approval made within the Assessment Report for DA2024/1249.