



Statement of Environmental Effects

Internal fit out, works to façade and use of
Retail 03 as a business premises

63-67 The Corso, Manly

submitted to Northern Beaches Council
on behalf of Initium Management

This report was prepared by:

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Project: 22-201

Report Version: Final

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APPENDICES

APPENDIX	DOCUMENT	PREPARED BY
A	Architectural Plans	Grain Architects
B	Heritage Impact Assessment	Touring the Past
C	Waste Management Plan	Initium Management
D	Strata Plan	Higgins Norton Partners
E	Cl.4.6 request	GYDE Consulting

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for Initium Management by GYDE Consulting to accompany a Development Application (DA) to Northern Beaches Council (Council). The DA seeks consent for internal fit out and works to the façade to create three separate tenancies within unit 1/ 63-67 The Corso (the site), Manly (Lot 1 SP67337). The site is located on the lands of the Guringai people.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act, 1979* and Clause 24 of the Environmental Planning and Assessment Regulation, 2021. The purpose of this SEE is to:

- describe the proposed development and its context
- assess the proposal against the applicable planning controls and guidelines
- assess the potential environmental impacts and mitigation measures.

The proposed development is defined as a "commercial premises" under the Manly Local Environmental Plan 2013 and is permissible with consent within the B2 Local Centre zone.

The site has been used for commercial purposes with the most recent uses being an art gallery and surf shop. It is configured as a single space which the proposed works seek to divide into three tenancies. The proposed premises will be able to operate independently each having a frontage to The Corso and separate internal amenities.

The site is a locally listed group heritage item, and this SEE is accompanied by a Heritage Impact Statement (HIS). The HIS determines that the proposed shopfront is an interpretation of the original interwar shopfront and is respectful of the buildings history whilst remaining distinguishable as contemporary.

The proposal aligns with Priority 26: *Manly as Sydney's premier seaside destination of Towards 2040* (Northern Beaches Local Strategic Planning Statement) creating commercial spaces that can accommodate a variety of uses that can contribute to the vibrancy and functionality of Manly.

The SEE concludes this proposal is consistent with the desired future character of the area, is well designed and has no adverse amenity impacts. It is considered that the proposal will deliver a suitable and appropriate development for the site and is worthy of approval.

2. SITE ANALYSIS

2.1. Local Context

The site is unit 1/ 63-67 The Corso, Manly, legally described as Lot 1 SP 67337 and is located within the Northern Beaches Local Government Area (LGA). Manly is located approximately 15 kilometres north of the Sydney Central Business District. A location map and an aerial view of the site can be viewed at Figure 1 and Figure 2, respectively.

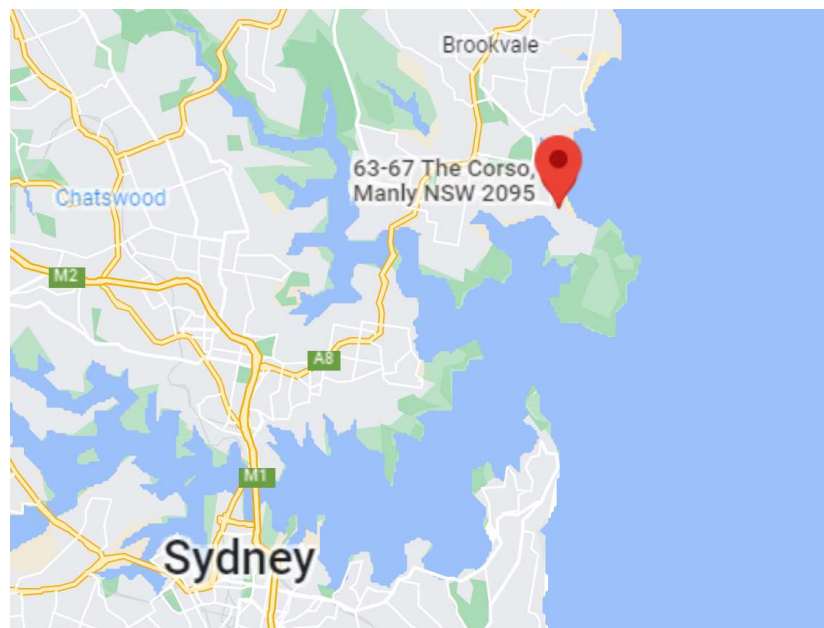


Figure 1: Locational context map, site identified by red marker (Source: Google)



Figure 2: Aerial view, with site outlined in red (Source: Nearmaps)

The Corso functions as local centre but also attracts visitors from across Sydney and the world who wish to enjoy the amenity offered by the harbour, beaches and local services. The predominant land uses in the immediate locality of the site are mixed-use buildings with ground floor commercial and tourism and business services above. Examples of

these include the New Brighton Hotel, Market Lane Café, Manly Greenhouse, Bluewater Cafe.

2.2. Site Description

2.2.1. Existing Improvements

No. 63 - 67 is generally rectangular in shape and has a 16.3m frontage to the Corso, 14.8m to Market Place and an area of 490.3m². It contains a part three-part four storey building that has 1,255.7m² of gross floor area, which is divided amongst the three lots within the strata plan (Appendix D).

Lot 1 is located on the ground floor of the building and fronts The Corso. It is a high-volume space and has a ground floor and mezzanine. The ground floor is 295.58m² and the mezzanine 126.39m², comprising a total gross floor area of 421.97m². The south-western corner of the ground floor of the building contains a garbage room and service area on a common property lot. Lot 1 has an allocated area for the storage of bins and a right to pass through the area to access Market Place.

Lot 1 is currently occupied by Ralph Kerle's Art Gallery. Other uses within the building include Nail Tech (Lot 2) which is located on the ground floor fronting Market Place, and the Boardriders Backpackers (Lot 3) which occupies the upper floors.

On 12 August 2020 development consent (DA2019/1398) was granted for alterations and additions to convert Lot 3 into 12 apartments. We understand that the consent has not been commenced.

2.2.2. Trees

There are no trees or vegetation on the site.

2.2.3. Heritage

The site is identified as a local heritage under Schedule 5 of the MLEP 2013. It is not listed individually but is part of a group listing described as: I106 'Group of Commercial Buildings'

There is no Statement of Significance for the listing in the NSW Heritage Inventory. The Corso's landscape, social and built form significance are well known and recognised in the Manly Development Control Plan 2013 (MDCP 2013) which is discussed later in this report.

2.2.4. Soils and Geotechnical Conditions

The site is identified as having Class 4 Acid Sulfate Soils.

2.2.5. Stormwater

Stormwater systems are currently located within the existing site and will be maintained.

2.2.6. Parking, Access and Transport

There is no existing parking available at the subject site. Access to the site is via pedestrian access from The Corso.

2.3. Surrounding Development

2.3.1. Overview

To the north of the site are Market Place and Sydney Road. Surrounding uses include retail, commercial and residential.

To the east the site is adjoined by the New Brighton Hotel, which has frontages to Sydney Road and The Corso.

To the south of the site is The Corso, which is a unique public place in Sydney, which links Sydney Harbour and Manly Beach. It is a pedestrianised space and includes significant landscape features. A mix of retail, commercial and some residential uses front onto it.

To the west the site is adjoined by the ANZ Bank which is located at 59 - 61 The Corso.

Refer to Figure 3 for the location of surrounding developments. Photos of the locality are provided in Figures 4 - 8.

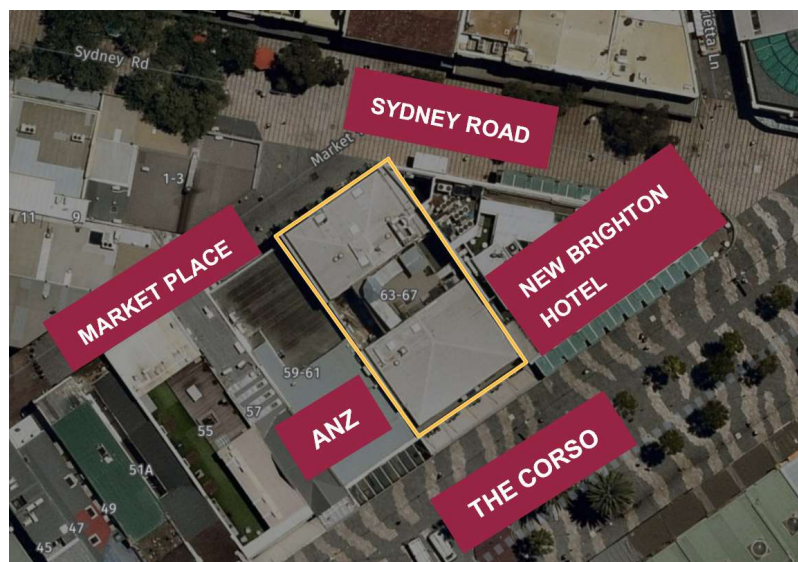


Figure 3: Surrounding development (Source: Nearmap)

2.3.2. Site photos



Figure 4: Subject site with The Corso Street frontage.



Figure 5: Subject site from rear, Market Place.



Figure 6: Subject site from the Corso



Figure 7: The neighbouring property, New Brighton Hotel.



Figure 8: The neighbouring property, ANZ bank.

3. DESCRIPTION OF DEVELOPMENT

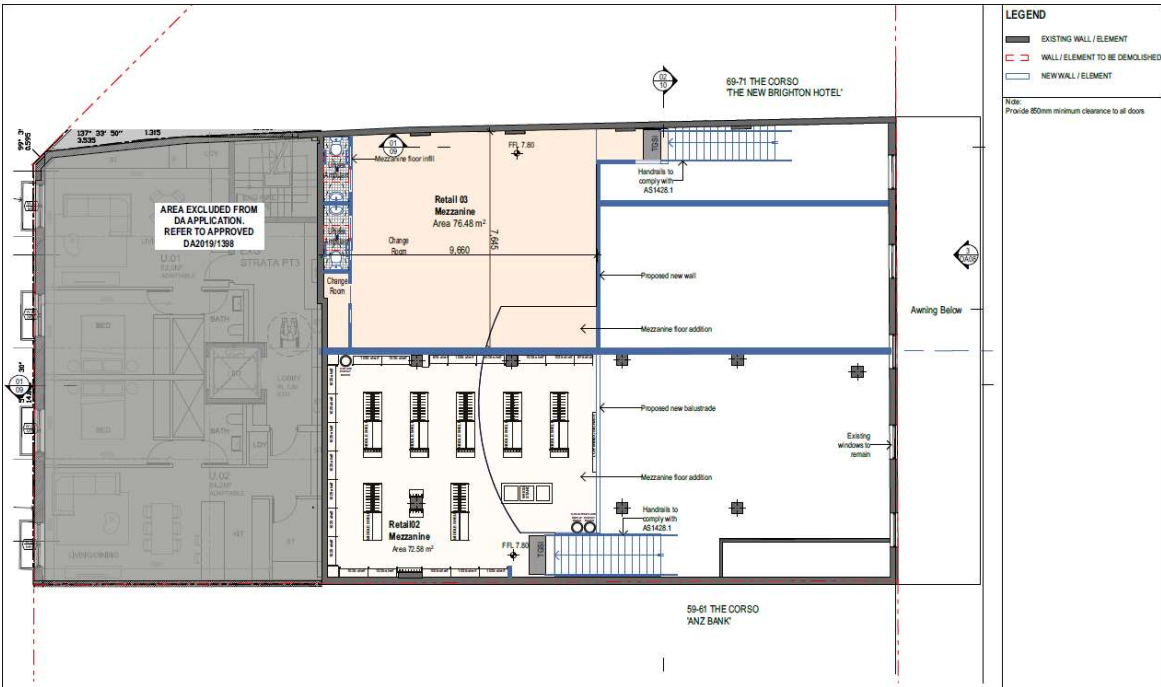
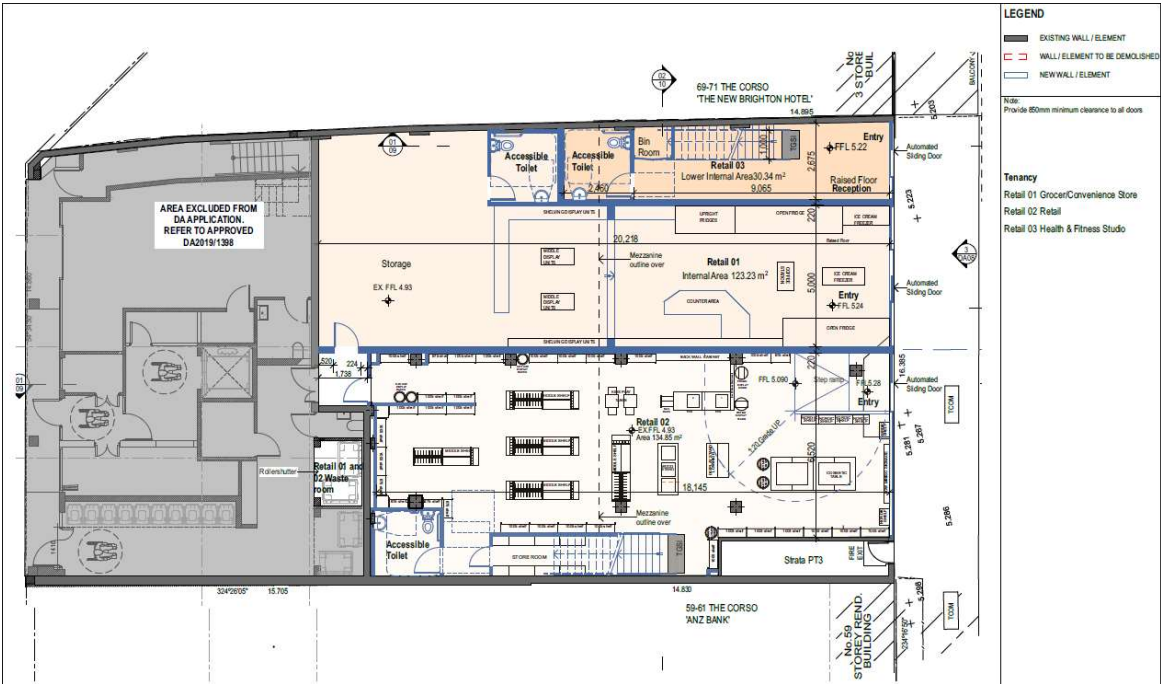
3.1. Overview

The proposal involves internal fit out and works to the façade to create three commercial tenancies being; a convenience store, a retail shop and a beautician. Table 1 provides a level-by-level summary of the proposed building:

Table 1: Proposed development

LOCATION / LEVEL	CONSTRUCTION/DEMOLITION
Ground Floor	<ul style="list-style-type: none"> Demolition of existing amenities and internal walls Installation of a dividing wall to create two separate retail premises (Retail 01 and Retail 02) Installation of a dividing wall to separate retail 01 and the entrance and reception to retail 03 Internal alterations including: <ul style="list-style-type: none"> Accessible toilets – one per premises Three new entries, including step ramps New staircase in Retail 03. Use of retail 01 as a convenience store (retail premises) Use of retail 02 as a retail shop (retail premises) Use of retail 03 as a beautician facility (business premises)
Mezzanine level	<ul style="list-style-type: none"> Demolition of existing amenities and internal walls. Partial demolition of mezzanine level Installation of additional mezzanine floor space Installation of a wall in retail 03. Installation of a new balustrade in retail 02. Installation of a changeroom and two unisex ambulant bathrooms in retail 03 Use of retail 02 as a retail shop Use of retail 03 as a beautician facility
External Façade	<ul style="list-style-type: none"> Removal of existing shopfront Installation of metal framed glazed and rendered shopfront New signage content to two existing under awning light boxes New signage suspended box added New signage content on existing awning

3.2. Proposed Site Plan



3.3. Development Statistics

The key statistics and elements of the project are shown in the Table 2:

Table 2: Development Statistics

ELEMENT	PROPOSAL
Site Area	490.3m ²
Gross Floor Area	Ground Floor – 300.39m ² Mezzanine Floor – 150.19m ² Total GFA: 450.58m ²

3.4. Access and Parking

There is no on-site parking, and no parking is proposed.

Public pedestrian access to the premises will be from The Corso. The finished floor level of the premises is 300mm (approx.) below the level of The Corso. Steps ramps will create an equitable path of travel between the public and private domains.

Each of the premises is to be provided with an accessible bathroom.

3.5. Hours of Operation

Table 3: Proposed hours of operation

TENANCY	HOURS OF OPERATION
Retail 01 – Quick Stop Convenience Store	24 hours: 7 days
Retail 02 – Miniso Retail	6am – 10pm: 7 days
Retail 03 – Beautician	6am – 10pm: 7 days

4. STATUTORY PLANNING CONSIDERATIONS

4.1. Overview

The relevant statutory framework considered in the preparation of this report comprises:

- *Environmental Planning and Assessment Act, 1979*
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Manly Local Environmental Plan 2013.

Where relevant, these controls are addressed below.

4.2. Environmental Planning and Assessment Act 1979

4.2.1. Section 1.3 – Objects

The *Environmental Planning and Assessment Act 1979* (the EPA Act) is the principal planning and development legislation in New South Wales. In accordance with Section 1.3, the objects of the Act are:

1.3 Objects of Act

The objects of this Act are as follows:

- to promote the social and economic welfare of the community and a better environment by the proper management, development, and conservation of the State's natural and other resources,*
- to facilitate ecologically sustainable development by integrating relevant economic, environmental, and social considerations in decision-making about environmental planning and assessment,*
- to promote the orderly and economic use and development of land,*
- to promote the delivery and maintenance of affordable housing,*
- to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities, and their habitats,*
- to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- to promote good design and amenity of the built environment,*
- to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- to provide increased opportunity for community participation in environmental planning and assessment.*

Statement of Environmental Effects

It is considered that the proposed development satisfies the above stated objects of the EPA Act as it provides a development that promotes the orderly and economic use and development of land, reflecting a viable development and one which complies with the relevant controls applying to the site.

4.2.2. Section 4.15 of EP&A Act 1979

Section 4.15(1) of the EPA Act as amended specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15 of the EPA Act are addressed in the Table below.

Table 4: Section 4.15 of EP&A Act 1979.

SECTION	COMMENT
Section 4.15(1)(a)(i) Any environmental planning instrument	Consideration of relevant instruments is discussed in Section 4
Section 4.15(1)(a)(ii) Any draft environmental planning instrument	Not relevant to this application.
Section 4.15(1)(a)(iii) Any development control plan	Consideration of relevant the development control plan is discussed in Section 5.
Section 4.15(1)(a)(iiia) Any planning agreement	Not relevant to this application.
Section 4.15(1)(a)(iv) Matters prescribed by the regulations	Refer to Section 4.3.
Section 4.15(1)(b) - (e)	Refer to Section 6 of this SEE for consideration of (b), (c) and (e). Matter (d) relates to submissions and is a matter for the consent authority.

4.3. Environmental Planning and Assessment Regulation 2021

4.3.1. Section 69 – Compliance with the BCA

Pursuant to the prescribed conditions under Section 69 of the EPA Regulation, any building work "*must be carried out in accordance with the requirements of the Building Code of Australia*".

The building can comply with the requirements of the Building Code of Australia.

4.4. State Environmental Planning Policies

4.4.1. State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land of the State Environmental Planning Policy (Resilience and Hazards) 2021 establishes State-wide provisions to promote the remediation of contaminated land.

Statement of Environmental Effects

Clause 4.6 of the SEPP requires that a consent authority must not grant consent to a development unless it has considered whether a site is contaminated, and it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.

The site is occupied by a historic building with known former uses being retail and commercial, including a supermarket, art gallery and clothing retailer. The known former uses are unlikely to have led to its contamination.

The site is located within an established local centre which is characterised by mixed use developments including commercial, retail and residential uses. It is unlikely that the site has been contaminated by material migrating from other sites. Council can be satisfied that the site is suitable for the proposed use.

4.4.2. State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of the SEPP (Industry and Employment) applies to all signage that can be displayed with or without development consent and is visible from any public place or public reserve. The development proposes to add an additional under awning signage box between the two existing signage boxes to reflect the branding of the new tenants. (refer to Figure 11 and 12).

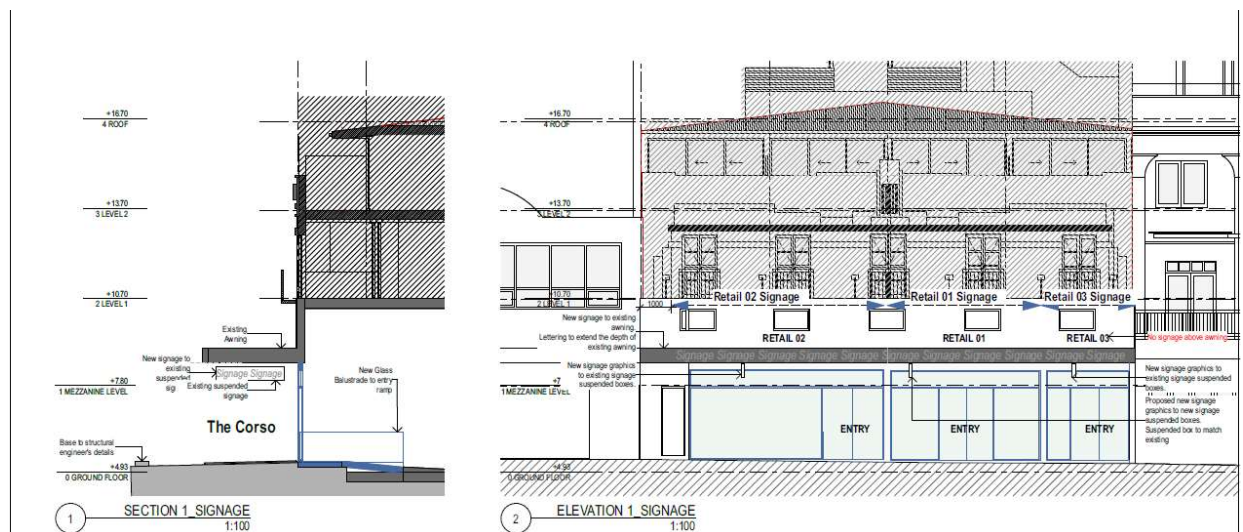


Figure 11: Proposed signage (Source: Grain Architects)



Figure 12: Existing signage boxes to remain (Source: GYDE Consulting)

An analysis of the signage against Schedule 5 of the SEPP is provided in the table below:

Table 5: Assessment against Schedule 5 of SEPP (Industry and Employment)

SEPP PROVISION	COMMENTS
Character of the area	The proposed additional signage box presents a design that is compatible with the existing amenity and visual character of the area. The signage is similar in style to the two existing signage boxes on the site and the surrounding developments.
Special areas	The signage does not detract from the amenity or visual quality of the heritage item and conservation area. The signage is predominantly the same as the existing signage.
Views and vistas	The proposed signage box is to be added between the two existing signage boxes and as such will not impact on any views. The signage box is located under the awning will therefore not obscure or compromise any views or vistas or viewing of other advertisers. The adjoining Board rider Backpacker accommodation signage will remain on the eastern edge of the awning.
Streetscape, setting or landscape	The signage is of appropriate scale, proportion and form of the streetscape.

Statement of Environmental Effects

Site and building	The signage is not overbearing on the development and
Associated devices and logos with advertisements and advertising structures	No signage devices or logos are proposed.
Illumination	No illumination is proposed.
Safety	The proposed signage will not reduce the safety of any public road, pedestrians or cyclists. The signage will be visible at ground level and provides effective communication of the business to guide visitors to the site.

4.5. Manly Local Environmental Plan 2013

4.5.1. Zoning and permissibility

The site is zoned as B2 Local Centre (refer to 13).

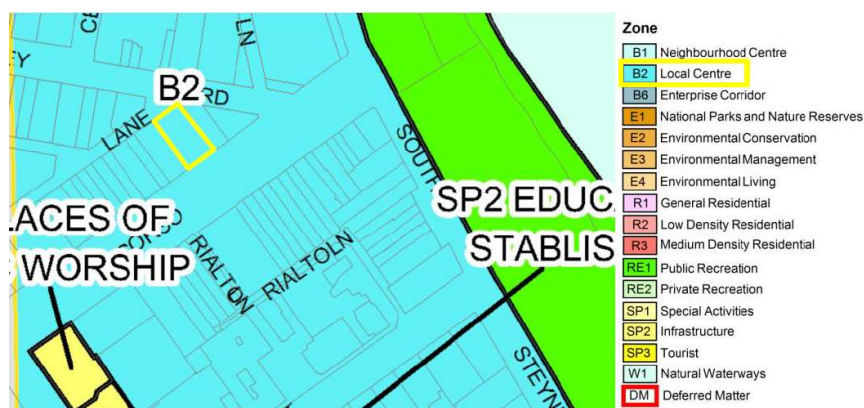


Figure 13: Land zoning map (Source: NSW Legislation)

The proposed development is classified as 'retail premises' and 'business premises' which are permissible with consent within the B2 zone.

4.5.2. Objectives

The objectives of the B2 Local Centre zone are as follows:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.

The proposed development is consistent with the zone objectives as it will provide retail and business premises to service the needs of the local community and tourists, as well as providing employment opportunities. The

Height of Buildings

The site is subject to a 10m height limit. The works occur within the existing building and will not result in any change in height.



A Floor Space Ratio (FSR) control of 2.5:1 applies. The site as existing has an area of 490.3m² and 1,255.7m² of gross floor area (all strata lots) which equates to a FSR of 2.56:1, exceeding the FSR development standard.



The variation request establishes that because the additional GFA is created internally, it results in no change to the building's bulk and scale, nor does it create any amenity impacts or significant intensification.

4.5.5. Heritage Conservation

The site is identified as a heritage item (I106 – Group of commercial buildings) and is located within a heritage conservation area.

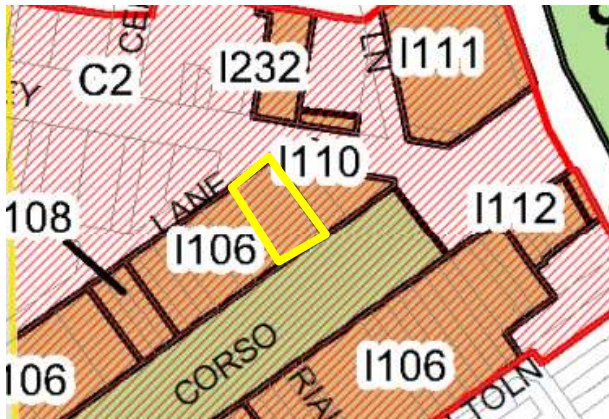


Figure 16: Heritage map (Source: NSW Legislation)

The proposal aims to conserve the environmental heritage of Manly and has no significance impact on the heritage item nor Aboriginal objects or places of heritage significance. This development proposal does not alter the bulk, scale or mass of the existing building.

4.5.6. Essential Services

Clause 6.9 of the LEP states that consent must not be granted to development unless the consent authority is satisfied that the services are available or that adequate arrangements have been made to make them available when required. The proposed development currently operates as a commercial premises and all required services are available.

4.5.7. Acid sulfate soils

The site is located within the class 4 zone. No works are to be conducted more than 2 metres below the natural ground surface.

4.5.8. Foreshore scenic protection area

The site is located within the foreshore scenic protection area. The proposed development will not have any impacts on the visual amenity of the foreshore area. The works predominantly relate to the internal fit out of the building with minor changes to the external façade to facilitate three shopfronts.

4.5.9. Active street frontages

The site is identified as an active street frontage. The proposed use of the space as retail and business premises will promote an active street frontage on The Corso. The external façade provides a design which will attract pedestrian traffic throughout the area.

5. OTHER PLANNING CONSIDERATIONS

The relevant planning framework considered in the preparation of this report comprises:

- Manly Development Control Plan (MDCP) 2013.

5.1. Manly Development Control Plan 2013

Consideration of compliance and/or consistency with the relevant provisions within the Manly Development Control Plan 2013 (MDCP 2013) is provided in the table below.

The following parts of the MDCP 2013 are relevant to this proposal:

CONTROL	REQUIREMENT	COMPLIES?
Part 3 – General Principles of Development	The proposed works primarily relate to the internal fit out of the building as well as minor alterations to the façade. The proposed works will not affect any original/significant fabric, nor present as incongruent with The Corso's existing street-level conditions.	Yes
Part 3.1.3 Townscape (Local and Neighbourhood Centres)	The proposed use will contribute to the wide range of retail and commercial uses in the Town Centre and is of no impact upon the unique character of this area. Views to Manly Beach and along The Corso are protected.	
Part 3.2 Heritage Considerations	The proposed external works will have minimal impact on the heritage item. The existing development has already made alterations to the external façade of the building. The proposed development is making minor changes to the external façade, similar in style to surrounding developments in the area. The Heritage Impact Assessment notes that the majority of the proposal would have a negligible impact on the subject place, the Town Centre HCA and nearby Heritage items.	Yes
Part 3.2.1 Consideration of Heritage Significance		
Part 3.2.2 Alterations or additions to Heritage Items or Conservation Areas	The proposed works have considered the heritage impacts. The Heritage Impact Assessment notes that the proposal would have a negligible impact.	Yes
Part 3.4 Amenity	The proposal will not impede on the current amenity of the subject site or surrounding area. The proposed works occur within the existing building envelope and as such will not create any overshadowing or overlooking into adjoining properties, nor will there be any view impacts.	Yes
Part 3.6	<ul style="list-style-type: none"> • Specific design consideration needs to be given to ensure amenities 	Capable of

CONTROL	REQUIREMENT	COMPLIES?
Accessibility	<p>and facilities comply with the required standard.</p> <ul style="list-style-type: none"> Access to the mezzanine is not provided to those in wheelchairs. A performance solution will need to be prepared to demonstrate that a suitable and equitable outcome can be achieved. 	complying
Part 3.7 Stormwater Management	Stormwater systems are currently located within the existing site and will be maintained with the proposed development as there are no changes to the built form. The existing stormwater arrangements will be sufficient for the proposed development.	Yes
Part 3.8 Waste Management	<p>The existing building has a designated waste collection area at the rear of the tenancy accessible for retail 01 and 02. This waste area is sufficient for the disposal of waste generated by the proposed uses. Collection access is available from Market Place. The waste collection area is shared with other tenants.</p> <p>Retail 03 has a designated bin room located on the ground floor below the stairs. This bin room provides sufficient waste management facility for the premises. Collection access to this room will be available from The Corso. A waste management plan is included in Appendix C.</p> <p>All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience. Waste will be collected twice a week in accordance with council timetables.</p>	Yes
Part 3.10.2 Security (Casual Surveillance)	The proposal involves glazed shopfronts that are transparent and allow for surveillance of the public domain.	Yes
Part 4.2 Development in Business Centres 4.2.5 Manly Town Centre and Surrounds	<p>The proposed works maintains the predominant pattern of active frontage, with all existing setbacks remaining, enhancing the townscape characteristics.</p> <p>The Corso does not allow for Car Parking and Access as:</p> <ul style="list-style-type: none"> The dimensions would not allow for the required spaces The access would interfere with the frontage and the townscape objectives for The Corso and the Town Centre The potential movement of vehicles would cause unacceptable conflict and potential harm to pedestrian movements as a highly active street. <p>Therefore, like other business uses within this precinct, the proposed development will not provide the car parking spaces.</p>	Yes
4.2.5.6 Late Night Venues	The DCP provides the definition of a late night venue as 'hotels, clubs, nightclubs, restaurants and premises which have a liquor license, fast food outlets and take away food shops that propose to trade after 10pm.' Whilst a convenience store is not included in this list, these provisions have been	Capable of Complying

CONTROL	REQUIREMENT	COMPLIES?
	<p>assessed against the proposal.</p> <p>Retail 01 (convenience store) of the proposal, proposes the hours of operation to include 24 hour – 7 days a week service. The maximum hours of operation for 'restaurants & food outlets' is from 5am up to 1am. Whilst the proposal seeks to extend these hours beyond the control, it is considered that a convenience store will produce a much lower intensity development on the locality than a restaurant or food outlet. The shop will primarily cater for local residents and visitors to the backpacker's accommodation and will produce low levels of traffic during these late night trading hours.</p>	
4.4.3 Signage	<p>The proposal includes the use of the two existing under awning signage boxes as well as an additional signage box for business identification. The frontage of the existing building extends approximately 16.5m along The Corso, with appropriate distance between each sign (more than 4m).</p> <p>The additional signage box will allow for business identification for all three proposed tenancies. The signage box will match the existing signage boxes on the site and will continue to complement the building and surrounding uses.</p>	Yes
<p>Part 5 Special Character Areas and Sites</p> <p>Part 5.1 Manly Town Centre Heritage Conservation Area and the Corso</p>	<p>The external; façade reflects a contemporary design, consistent with similar developments in the area. The original views of the site have not been altered and did not have immediate access to the established critical views. The critical views identified will not be obstructed by the proposed works. The internal fit out maintains the existing building envelope and does not make significant alterations to the existing development.</p>	Yes

The Table of Compliance demonstrates the proposed development demonstrates full compliance with the relevant provisions of the MDCP 2013 or complies with their intent.

6. ENVIRONMENTAL IMPACT ASSESSMENT

6.1. Overview

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15 of the Act.

6.2. Context and Setting

The context and setting of the development site is described in Section 2 of this Statement.

The proposed development is compatible with the existing built form, as well as the future built form of the locality. The proposed works primarily relate to internal alterations and fit out of the premises. Changes to the external façade consider the existing development and surrounding developments and has been designed in a contemporary way to maintain the heritage significance of the site and locality. The use of the site as a retail and business premises matches the character of the surrounding developments within the Manly Town Centre and will continue to maintain Manly as Sydney's premier seaside destination.

6.3. Built Environment

6.3.1. Height, Bulk and Scale

The proposed works predominantly relate to internal configurations. The height, bulk and scale of the development is to remain the same and will continue to match the surrounding public domain and character of the area. There will be minimal impacts to the existing heritage item.

6.3.2. Heritage

The proposed works will have no physical impacts on any original or significant fabric of the site or in the Town Centre heritage conservation area. The shopfront presents a design which will enhance the visual presentation of the subject building, in compliance with the heritage clauses in the MLEP. The proposed shopfront is not dissimilar to shopfronts in the vicinity of the development. Refer to Heritage Statement in Appendix B for further discussion.

6.3.3. Materials and Colour

The front façade of the development will consist of a glazed shopfront and rendered, grey finish. Neutral tones have been used to create a development sympathetic of the character and heritage significance of The Corso. The awning will remain the same. Refer to figure 17 for finishes schedule.

External Finishes Schedule

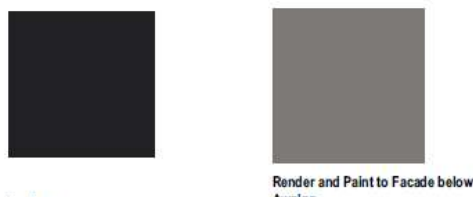


Figure 17: External Finishes Schedule (Source: Grain Architects)

6.4. Movement and Access

The proposed development does not include or propose any on-site car parking. As the site is located on a pedestrian street, there is no vehicular access. Pedestrian access to the site will be from The Corso. A review of other uses within the vicinity of the site identified that they also did not have parking.

Table 6: Onsite parking of surrounding developments

ADDRESS	ON-SITE PARKING
"New Brighton Hotel" 71 The Corso, Manly <i>The neighbouring property</i>	No
"Ivanhoe Hotel Manly" 27 The Corso, Manly <i>Approximately 110m from the subject site</i>	No
"ANZ Bank" 59 The Corso, Manly <i>The neighbouring property</i>	No
"Commonwealth Bank" 64 The Corso, Manly <i>Approximately 50m from the subject site</i>	No

Due to the central location of the site within the Manly Town Centre, there are numerous public transport options for visitors. The site can be accessed via several bus routes as well as Manly ferry services.

The development does not contain wheelchair access to the upper mezzanine level. A performance solution will need to be adopted to justify this design approach. The development will include accessible toilets on the ground floor in all premises.

6.5. Site Suitability

The suitability of the land to accommodate a building of this type and scale was established by the analysis completed by Council through the preparation of LEP.

The subject site is not affected by any policy that restricts development because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or any other risk. Confirm

An assessment under SEPP (Resilience and Hazards) 2021 has been carried out and is provided at Section 4

above. The SEPP assessment provides sufficient environmental protection measures and do not indicate that there are any impediments to the proposed development.

6.6. Social and Economic Effects

6.6.1. Crime and Safety

The proposed development presents a use that is not likely to encourage crime within the area. The large, glazed shopfront will provide causal surveillance throughout the day to minimise any potential crimes being committed and increase public safety.

The use of retail 01 as a 24 hour convenience store is a low impact use which is unlikely to encourage or result in crime in the area. Appropriate safety measures will be employed by the premises to ensure safe practices are maintained during operating hours.

6.6.2. Social, Economic and Employment

The development will provide additional retail premises to service the local community and visitors to the area which is in line with the current and future character of the area. The facilities will also generate employment opportunities and encourage greater visitation to The Corso hub, providing economic benefits for the surrounding developments.

6.6.3. Public interest

Pursuant to case law of *Ex Gratia P/L v Dungog Council* (NSWLEC 148), the question that needs to be answered is "Whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development".

There are no unreasonable impacts that will result from the proposed development, therefore, the benefits of providing a commercial and retail space for local residents and workers in an accessible and well serviced area outweigh any disadvantage and as such the proposed development will have an overall public benefit.

7. CONCLUSION

This DA seeks approval for internal fit out and external alterations to the façade to facilitate the use of the site as three commercial premises.

This SEE has undertaken an environmental assessment of the proposal and has concluded that the proposal provides a built form which is consistent and compatible with the desired future character of the site and the surrounding locality, to provide retail services to the community.

In summary, the proposal is considered to:

- be an appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act, 1979*
- provide a built form consistent with and appropriate to the desired future character of the site
- have no adverse impacts on the environment, traffic, parking, drainage or other external features or services.
- generate employment opportunities.
- provide retail and business services to serve the needs of the local community.

The benefits provided by the proposed development outweigh any potential impacts and it is therefore considered to be in the public interest. The proposal will deliver a suitable and appropriate development and is worthy of approval.