

19 September 2023

General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099
Attention: Mr Kye Miles

council@northernbeaches.nsw.gov.au

Dear Mr Miles

REQUEST FOR INFORMATION – 63-67 THE CORSO, MANLY (DA 2023/0849)

This letter has been prepared on behalf of the applicant to respond to the request for additional information by Northern Beaches Council for development application DA2023/0849 on 15 September 2023. This response letter is accompanied by amended architectural plans and an amended Clause 4.6 variation request.

Floor Space Ratio

An updated gross floor area calculation of the entire building has been provided in the amended architectural plans. The ground floor GFA has also been reduced slightly from the original proposal due to changes to the shopfront entrances, however the proposed FSR still remains 2.6:1. Consideration of this variation was made in the clause 4.6 request.

Operation Hours

The hours of operation for retail 01 have been amended to 6am-12am Monday to Sunday. These hours of operation reflect similar surrounding convenience stores within the Manly Town Centre. The site is in close proximity to several late-night venues which operate with late hours of operation. A convenience store will produce a lower intensity development on the locality and as such it is considered that the proposed hours of operation are adequate. The shop will primarily cater for local residents and visitors to the backpacker's accommodation.

Heritage

The shopfront façade has been amended to better reflect the heritage significance of the site. Recessed entrances have been proposed to the three shopfronts to provide a design interpretive of the original interwar version of the site. New, neutral colours on the awning will complement the heritage values of The Corso. A tiled plinth has also been added surrounding the windows as required in section 5.1.2.13 of the Manly Development Control Plan 2013.

Yours sincerely

Mark Schofield
Director