
Sent: 20/12/2019 6:23:33 PM

Subject: Request for information - IDA – Manly Wharf - El Camino and Sake Restaurants - alterations and additions to utilize the existing roof spaces for outside lounge areas for patrons DA2019/1234

Hi Kent

The proposed application for El Camino and Sake Restaurants at Manly Wharf (DA2019/1234) has been assessed and the following comments are provided,

- The proposal seeks the use for outdoor dining of two areas located at the eastern and western end of the existing roof of Manly Wharf's eastern wing. A LEC judgement made by Senior Commissioner Tim Moore approved a first floor addition to the east wing. To preserve the views and vistas from surrounding properties, the LEC approval included a direction that identified the two areas at the eastern and western end, and described them as 'areas where there is not to be permitted any development', (par 52 and 53, TMG Developments Pty Ltd v Manly Council (2013)). The proposed use of the existing non-trafficable roof areas at the eastern and western end of the eastern wing of Manly Wharf for outdoor dining, including shade structures, cabanas, screen walls and lighting, conflicts with the LEC judgement, and cannot be supported.
- Insufficient information.
The following information has not been provided to enable a full assessment,
 - Plans of El Camino
 - North/South and East/West sections of both tenancies in relation to the adjoining buildings graded as exceptional significance in the CMP.
 - An overall site plan
 - Northpoints to all plans
 - A visual analysis of views to and from the item.
 - Details of acoustic devices required. It is noted that the acoustic report is dated 2010 and does not refer to the current proposal for outdoor dining.

In conclusion, the impacts of the proposed works including the cumulative impact on views from the heritage item are likely to have a detrimental impact on the significance of the item and is unlikely to be supported in the current form. For this reason and due to the insufficient information, it is strongly recommended that the application be withdrawn.

Regards,

Tempe Beaven



**Premier
& Cabinet**

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