

Property and Commercial Development Referral Response

Application Number:	DA2019/1084
To:	Benjamin Price
Land to be developed (Address):	Lot 910 DP 875567 , 31 The Corso MANLY NSW 2095

Reasons for referral

This application seeks consent on land being adjoining or adjacent to any Council Assets/Property/Facilities

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for a fitout, provision of signage, alteration of the facade and use of the premises as a Woolworths Metro store at 31 The Corso, Manly.

Property has generally no objection to the proposal as submitted, however concern is raised that the protruding bifold windows on the elevation to The Corso could be hazardous to pedestrians and it is recommended that they be modified to open fully within the property boundaries, similar to other properties along The Corso.

It should also be noted that while no outdoor dining is proposed in the application, current Northern Beaches Council policy is not to allow outdoor dining on The Corso, and a condition to this effect has been recommended.

Referral Body Recommendation

Approval - subject to conditions

Parks, Reserves and Foreshores Conditions:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Outdoor Dining

Any application for outdoor dining must be made separately using the form "Outdoor Dining Area Approval Application". Please note that currently Northern Beaches Council are not accepting outdoor dining applications for The Corso, Manly.

Reason: To ensure compliance with the requirements of the Roads Act 1993 and Council policy regarding outdoor dining.