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PROJECT PARTICULARS

Project No.	2024048
Client	Get Sashimi Pty Ltd
Site Address	Shop 2, 63-67 The Corso, Manly
Document Name	Statement of Environmental Effects

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INTRODUCTION

Hamptons Property Services (Hamptons) has been retained by Get Sashimi Pty Ltd to prepare a Development Application (DA) for the site located at Shop 2, 63-67 The Corso, Manly (**site**).

This DA seeks consent for building alterations and additions namely:

- demolition of existing structures,
- construction of new fitout works across the ground and mezzanine levels, and
- use of the premises for a **food and drink premises** (retail premises)
- services signage
- replacement of the content of existing business identification signage, and
- construction of a new doorway at the rear of the premises enclosing a relocated sprinkler booster

The fitout works are within the envelope of the approved building and the proposed use of the premises is permitted with development consent.

The site is zoned E1 Local Centre, pursuant to Manly Local Environmental Plan (**LEP**) 2013.

THE SITE

The site is located at Shop 2, 63-67 The Corso, Manly, and is legally described as Lot 2 in Strata Plan 67337. The site has its primary frontage facing The Corso and a secondary frontage to Market Place, aligning the south-eastern and north-western boundaries respectively.

The site is occupied by existing retail tenancies at the ground floor with backpacker's residences above and benefits from DA 2023/0849, which was granted by Northern Beaches Council (**Council**) on 22 November 2023, which granted development consent for alterations and additions to commercial premises. This DA was subsequently modified on 7 August 2024.

The site is surrounded by a diverse range of retail premises as part of the Manly Town Centre.

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Figure 1: Site location at 63-67 The Corso, Manly (Source: Archistar)



PURPOSE OF THE DA

The purpose of the DA is implement a food and drink premise to this ground floor tenancy, consistent with the objectives of the E1 Local Centre zone and accommodate associated fitout works to enable the premises to operate.

PLANNING LEGISLATION

The site is in the Northern Beaches Local Government Area and is subject to the following legislation and environmental planning instruments, policies and codes:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience & Hazards) 2021

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- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Manly Local Environmental Plan (LEP) 2013

The site is also subject to the provisions of Manly Development Control Plan (DCP) 2013.

PROJECT TEAM

The following table sets out the project team who has assisted in the preparation of this application.

Table 1: Project Team

Discipline	Consultant
Architecture	LiteCo Studio Pty Ltd
Heritage	Touring the Past
Flooding	WMS Engineering

STATEMENT OF ENVIRONMENTAL EFFECTS

This SEE is set out as follows:

- a detailed description of the site, including its policy context, physical characteristics and contextual conditions
- a detailed description of the proposal
- an evaluation of the proposal in accordance with section. 4.15 of the Environmental Planning and Assessment Act 1979 (**EP & A Act**), including an assessment of the merits of the application and benefits for the public interest
- conclusions pertaining to this DA.

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THE SITE & ITS LOCALITY

THE SITE

The land is broadly rectangular-shaped, and has a site area of approximately 515sqm, with its south-eastern frontage to The Corso of approximately 16m and a secondary frontage to Market Place, of the same distance.

Existing improvements on the land comprise a multi-storey building with retail premises facing both street frontages and backpackers accommodation on the upper building levels.

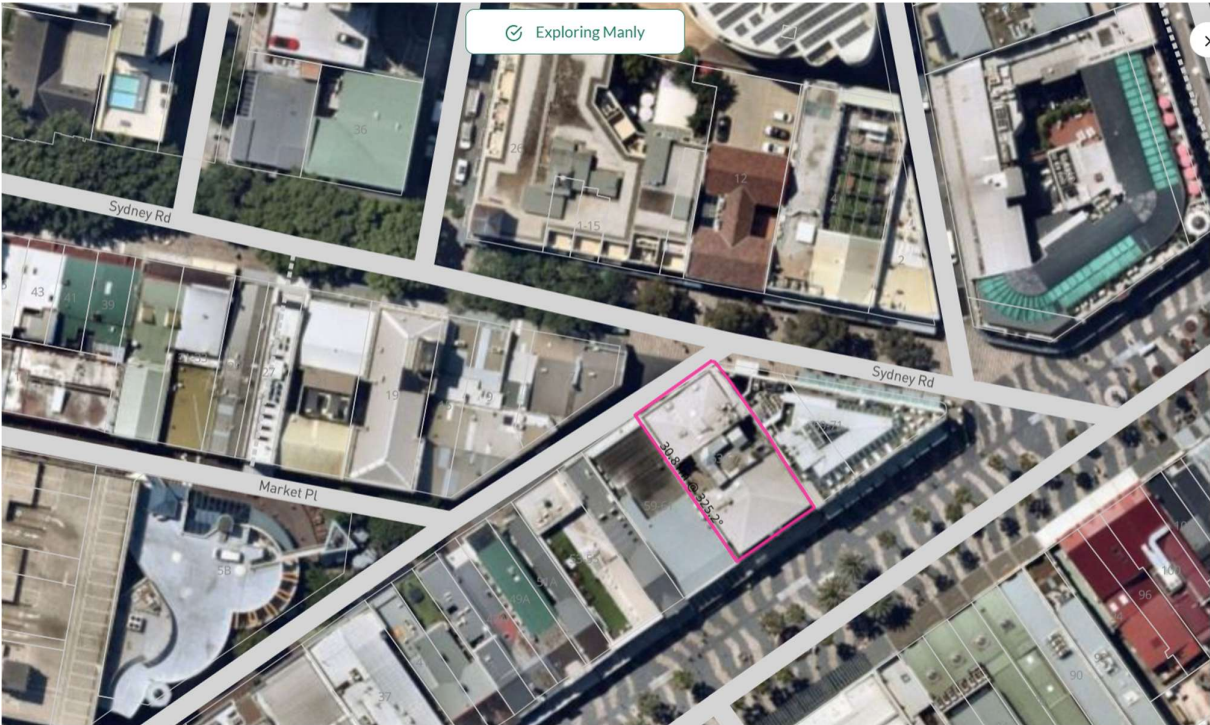
Figure 2: Existing building, facing The Corso (Source: Google Maps)



The site is generally surrounded by the retail precinct of the Manly Town Centre, which includes an array of food and drink, retail and commercial premises, with some degree of residential accommodation in higher density forms.

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Figure 3: Existing aerial photo (Source: Archistar)



SECTION 10.7 CERTIFICATE

The Section 10.7 Certificate provides the following relevant information, set out in the table below.

Table 2: Details from s. 10.7 certificate (Certificate No. ePLC2024/08832), dated 19 November 2024

Property Address	42 Fairfax Road, Warners Bay
Legal Description	Lot 2 DP 67337
Existing Use	Retail
Land Zoning	E1 Local Centre
Biodiversity Certified Land	No
Critical Habitat	No
Land Reservation Acquisition	No
Heritage Conservation Area	Yes – Town Centre Conservation Area

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Property Address	42 Fairfax Road, Warners Bay
Environmental Heritage Item	Yes
Coastal Protection	No
Mine Subsidence	No
Road Widening or Realignment	No
Hazard Risk Restriction (other than Acid Sulfate Soils)	No
Acid Sulfate Soils	Yes – Class 4
Flood Planning	Yes- Between Flood Planning Area and PMF
Land slip	Yes
Threatened Species	No
Bushfire Prone Land	No
Property Vegetation Plan	No
Native Vegetation	No
Contamination	No
Orders Under Trees	No
Loose-Fill Asbestos	No

PLANNING CONTEXT

The relevant planning controls established in the LEP which is the prevailing statutory instrument for the site, are set out below and depicted in the accompanying maps:

- Land Zoning: E1 Local Centre
- Height of building: 10m
- Floor space ratio: 2.5:1
- Acid sulfate soils: Class 4
- Heritage item and conservation area
- Active street frontage
- Scenic protection.

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Figure 4: Land Zoning Map E1 Local Centre Zone (Source: NSW ePlanning spatial viewer)



Figure 5: Height of buildings –10m (Source: NSW ePlanning Spatial Viewer)

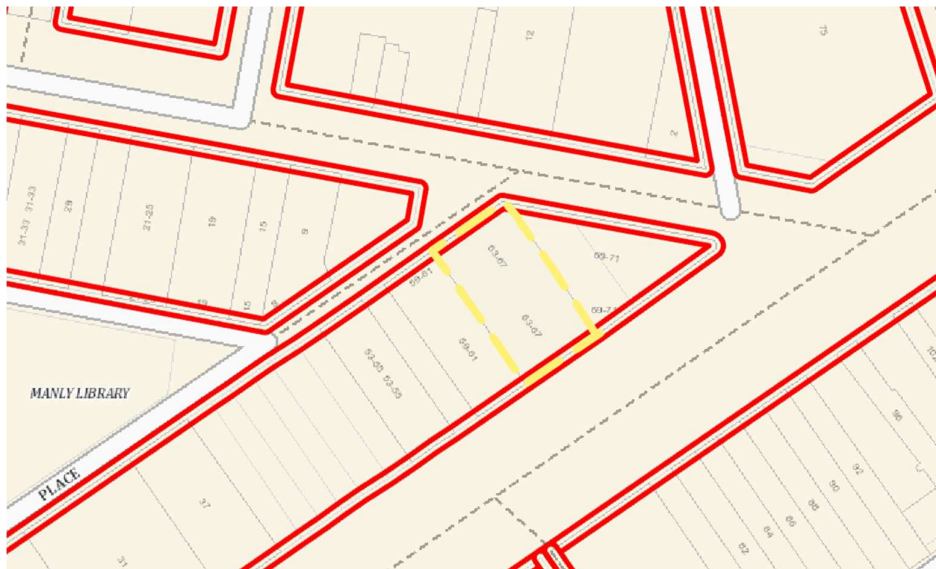


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Figure 8: Heritage Item and Heritage Conservation Area (Source: NSW ePlanning Spatial Viewer)



Figure 9: Active Street Frontages Map (Source: NSW ePlanning Spatial Viewer)



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Figure 10: Key Sites Map (Source: NSW ePlanning Spatial Viewer)

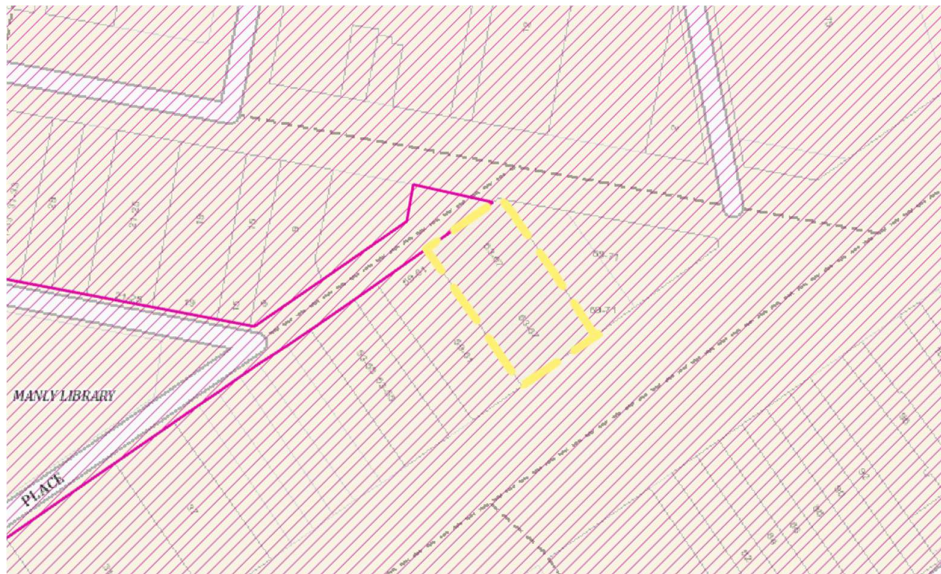
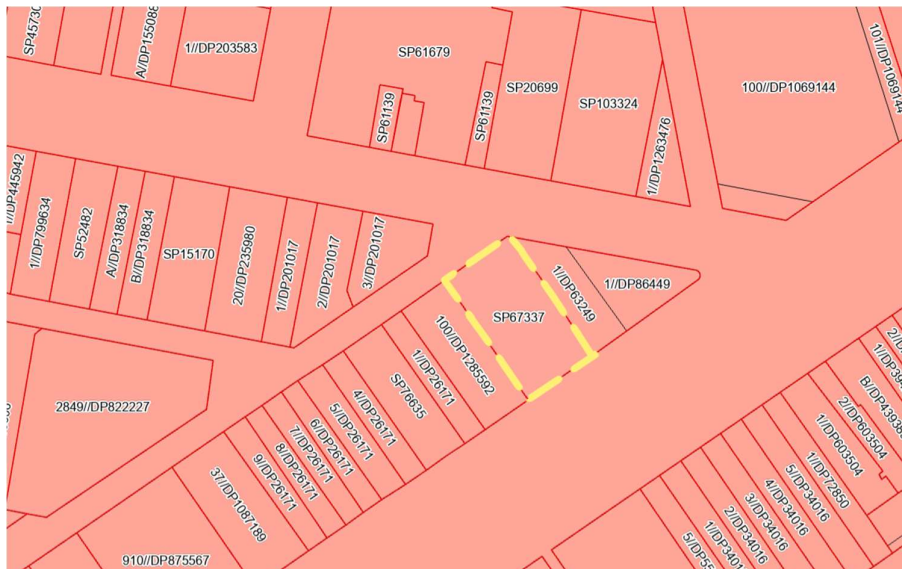


Figure 11: Scenic Protection Land (Source: NSW ePlanning Spatial Viewer)



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RELEVANT DEVELOPMENT CONSENTS

Development consent was granted for Alterations and additions to a commercial premise (DA2023/0849) by Council on 22 November 2023. Consent was granted for the approved plans and waste management plan and provided a series of conditions in relation to the construction of the works within the building.

The consent also imposed two relevant conditions of consent for Retail Tenancy 02 (the subject of this application), being

- use of the premises being permitted for a shop only such that any use beyond a shop requires a new development application to Council (Condition 4), and
- a limitation on trading hours between 6:00am and 10:00pm, Monday to Sunday (Condition 26).

Condition 4 forms the essence of this DA.

Subsequent on the grant of consent, a modification application was subsequently approved by Council on 7 August 2024 (MOD 2024/0325/PAN-443090), which modified the following conditions:

- Additional Condition 1A - Approved plans and supporting documentation
- Additional Condition 16A – recessed hydrant booster doors
- Additional Condition 16B – External materials and colour scheme
- Additional Condition 16C – Noise Construction Code (BCA) upgrade requirements and Fire Safety upgrade requirements
- Additional Condition 16D – Fire Safety Matters

THE PROPOSED DEVELOPMENT

This DA seeks consent for use of Retail Tenancy 02 as a **food and drink premises** and associated fit out works, including signage, as set out below.

PROPOSED USE

The proposed use of the premises is for a food and drink premises, which is defined in the Dictionary to the LEP as:

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Food and drink premises are a form of **retail premises**, which, in turn are a form of **commercial premises** and are permitted with development consent in the E1 Local Centre zone.

PROPOSED WORKS

The proposed works comprise the following:

- Demolition of the existing ramp and floor tactile at the building entry on the northern side, along with demolition of the existing sprinkler booster, located on the southern side and removal of outward-opening doors facing The Corso, including an internal wall separating the two (Drawing No. P102, Issue E)
- Demolition of the existing double door along the north-western side of the tenancy (Drawing No. P102, Issue E)
- Demolition of the existing shopfront facing The Corso (Drawing No. E101.2, Issue C)
- Construction of a new front of house and back of house kitchen throughout the ground floor
- Infill of the existing double door, located on the western frontage with a new wall and replacement double panel door (Drawing No. P103, Issue F and P103.1, Issue H)
- Construction of the relocated sprinkler booster, enclosed by solid masonry walls with adequate fire seal surrounding this on the north-western facade (Drawing No. P103, Issue F and P103.1, Issue H)

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- Construction of a storage room along the western side of the mezzanine, 13.2sqm in area (Drawing No. P103.2, Issue E).
- Construction of a new frameless stacking glass door system to the southern elevation (The Corso) (Drawing No E101.3, Issue D)

Note: The existing under awning sign and fascia sign, on The Corso frontage, which is illuminated, will be retained, with the content change to reflect the name of the tenancy. No changes are proposed to the structure of the sign (Drawing Nio E101.3, Issue D).

The fitout works are within the envelope of the existing approved tenancy.

Plans of the proposal are extracted below.

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Figure 12: Demolition plan showing proposed works location (Source: LiteCo)

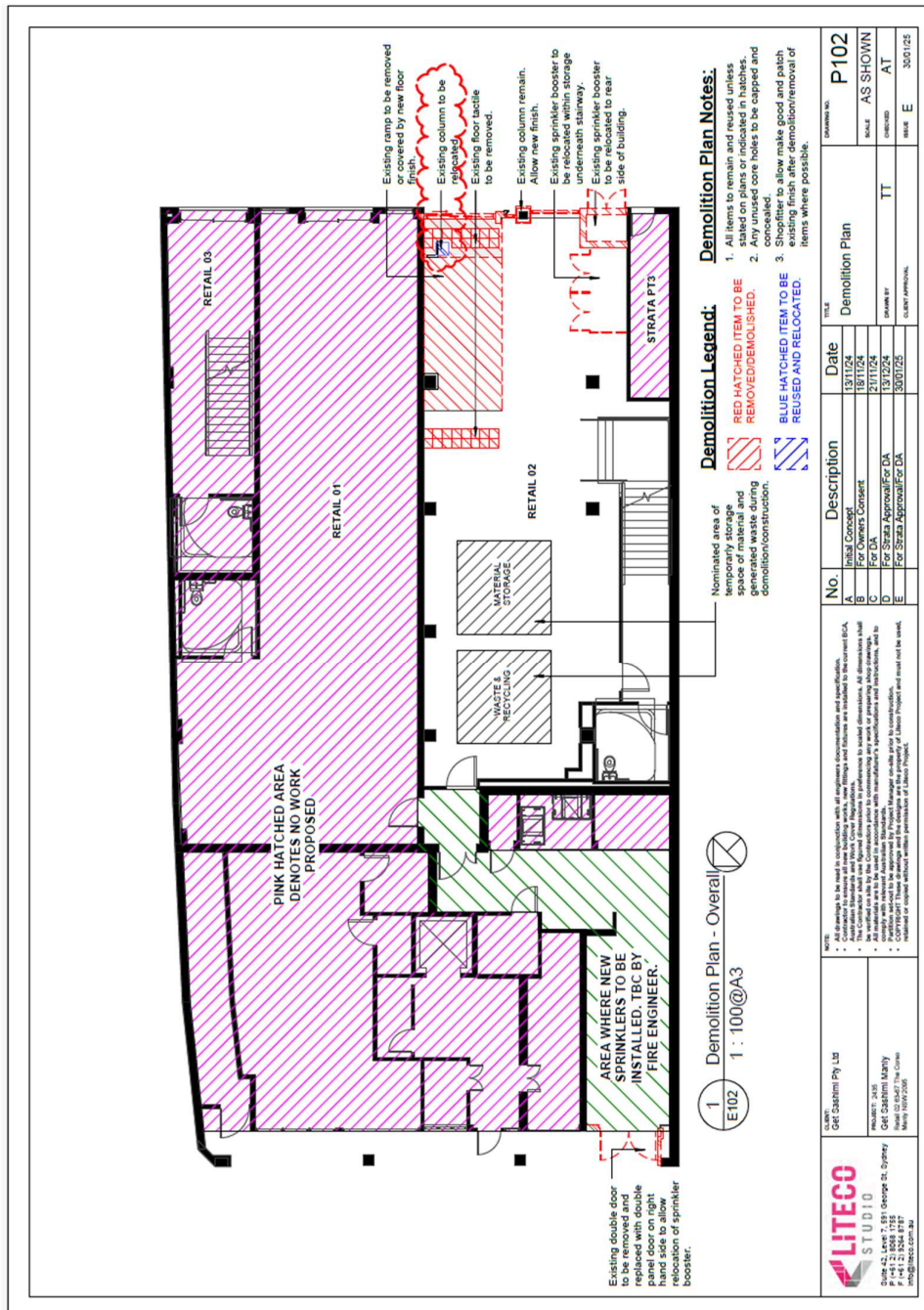
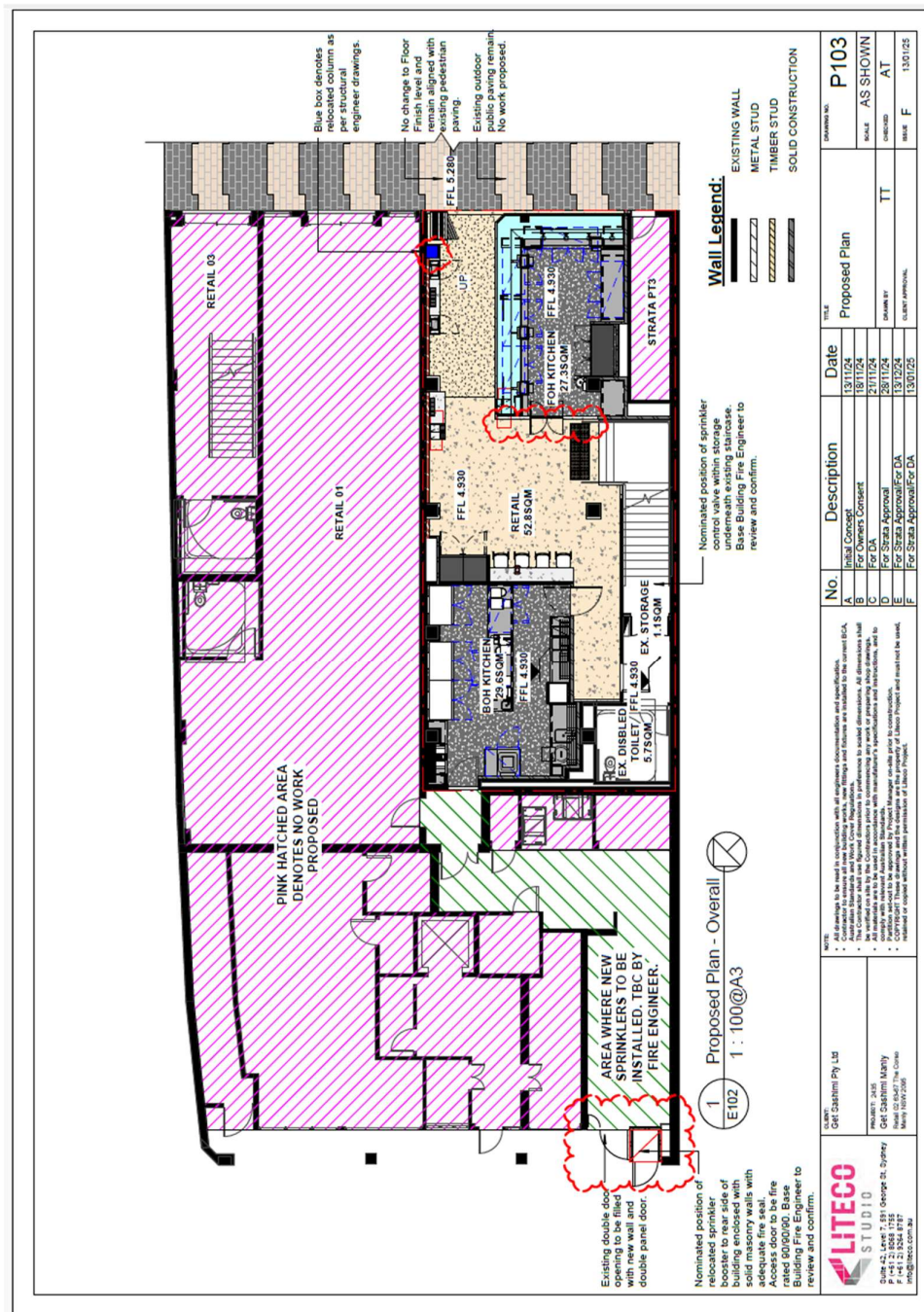
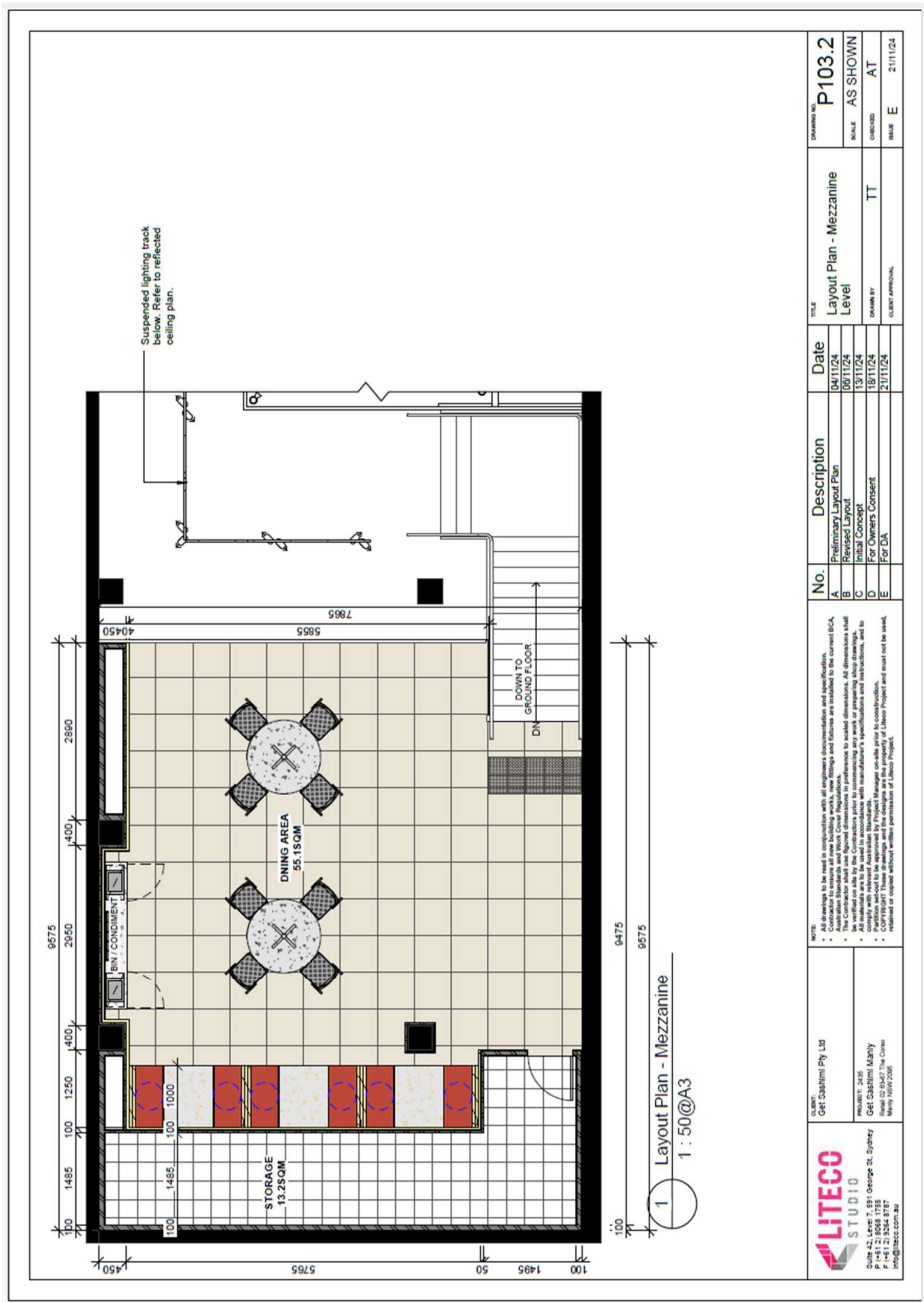


Figure 13: Ground floor of proposed tenancy (Source: LiteCo Studio)



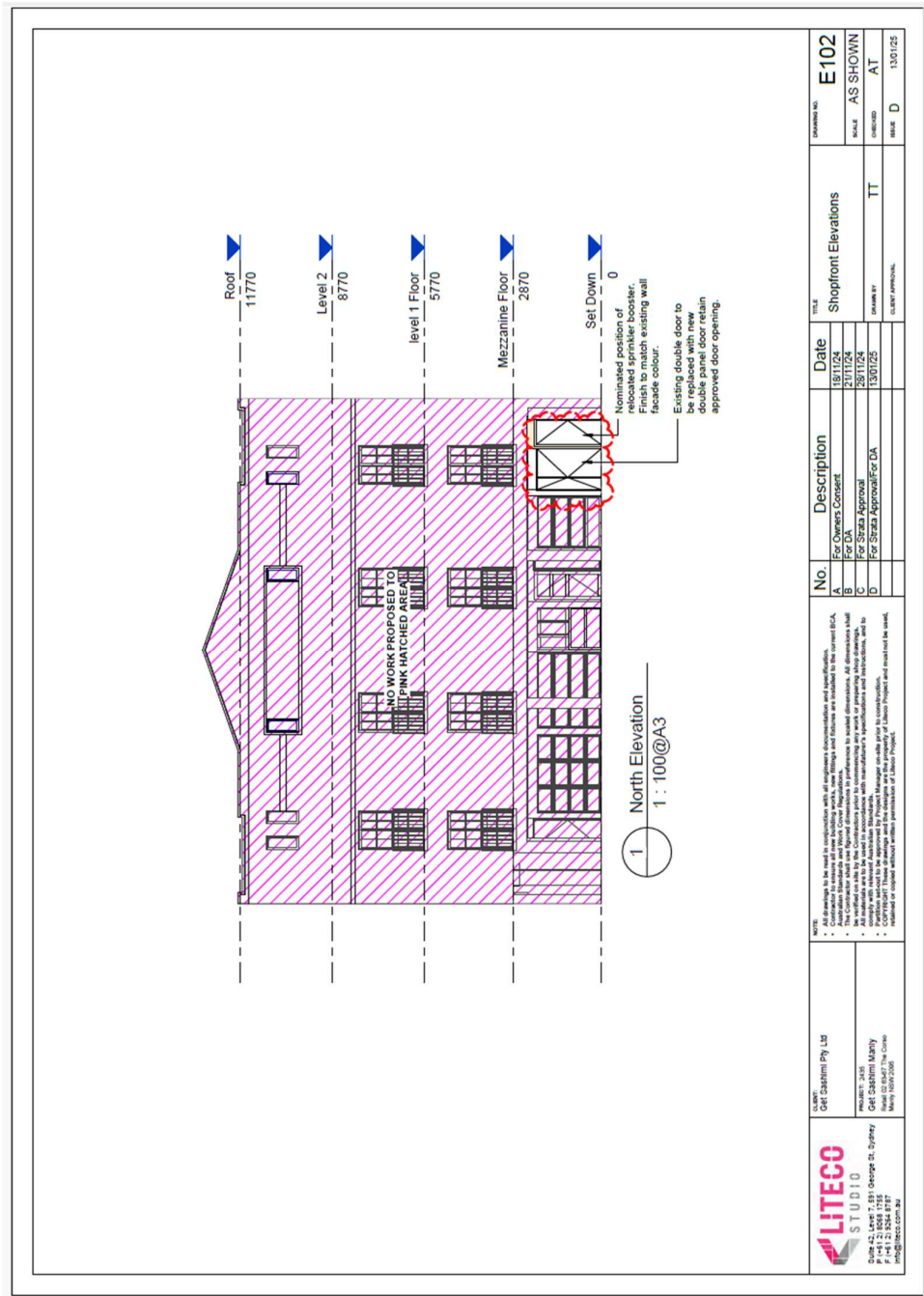
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Figure 14: Mezzanine floor of proposed tenancy (Source: LiteCo Studio)



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Figure 16: Proposed northern elevation (Source: LiteCo Studio)



ENVIRONMENTAL PLANNING ASSESSMENT

SECTION 4.15

Section 4.15 of the EP & A Act sets out the matters for consideration when a consent authority is assessing a development application. These matters are addressed below.

Table 3: Section 4.15 of the EP & A Act

Title / Clause	Comments	Compliance
Evaluation		
1. Matters for consideration – general		
In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application -		
a. the provisions of		
i) any environmental planning instrument, and	Applicable EPIs include: SEPP (Planning Systems) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Sustainable Buildings) 2022 SEPP (Resilience & Hazards) 2021 SEPP (Transport and Infrastructure) 2021 Manly LEP 2013	Yes, see below
ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There are no known draft EPIs applicable to the subject land or proposed development.	NA

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Title / Clause	Comments	Compliance
iii) any development control plan, and	Manly DCP 2013	Yes
a. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	There are no known planning agreements that apply to the site.	NA
iv) the regulations (to the extent that they prescribe matters for the purpose of this paragraph),	The proposal will not be contrary to any matter prescribed by regulation.	Yes
b. the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The proposed use and fitout of the tenancy will utilise an existing retail tenancy in an active retail strip and reinvigorate this with a new food and drink premises at the ground and mezzanine level. The hours of operation are governed by DA 2023/0849 and these hours will not cause adverse noise impacts on surrounding land uses. The proposed new opening to the streetscape of The Corso will enhance passive surveillance to the this and will not cause an adverse relationship with adjoining properties. Further, as the site is a listed heritage item and in a heritage conservation area, it is to be considered in this context of impacts on the building environment.	Yes

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Title / Clause	Comments	Compliance
	The accompanying Heritage Impact Statement (HIS) notes that there is no significant existing fabric to the verandah, roof or internal areas, noting that the item has been heavily modified. As such, the relevant consideration becomes the visual compatibility of the works with the architectural character of the building, and its environs. The HIS identifies that while the proposed works are entirely contemporary and less sympathetic in design and materiality than the previous shopfronts, the extent of modernity proposed is not out of keeping in the vicinity of the site. Further the proposed signage will be in a traditional position, exercises visual restraint and the new doors proposed to Market Lane will have no impact assuming commensurate quality of materials and recessive character. The HIS concludes that: <i>... it is the finding of this assessment that the scheme would not materially harm any identified heritage values, neither at the subject place (1106), encompassing Town Centre HCA (C2), or nearby other individual heritage asset. While not an interpretive or overly respectful design</i>	

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Title / Clause	Comments	Compliance
	<i>relative to the historical background of the context, it would support the commercial viability/dynamism of the affected space, which in itself makes a positive contribution to this longstanding retail strip in the municipality. Again, it achieves the latter without appearing discordant or incongruent within The Corso public domain at ground level. The revised plans are recommended for approval on heritage grounds.</i>¹ The replacement of the door on the northern building elevation is of no consequence in aesthetic or visual terms. The proposed development will have a neutral impact on established traffic arrangements for the site, as the location of the works does alter on-site car parking provision, noting that there is no parking provided. In terms of the natural environment, the site is located on land within a medium risk flood precinct. The entry level RL will be retained at 5.28m AHD and the floor level at 4.93m AHD. This means that the	

¹ Short-Form Heritage Impact Statement , Touring the Past, Page 5

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Title / Clause	Comments	Compliance
	proposal is compatible with the flood hazard of the land and will not adversely impact flood behaviour on other sites. The conclusions of the Flood Assessment are that the proposed development will have a <i>net neutral effect on flood behaviour. No hydrologic/hydraulic modelling is considered necessary for the site under existing or developed conditions.</i>² The proposal will provide positive social impacts as a food and drink premise that provides opportunities for social interaction within this active retail streetscape, with clear opportunities for passive surveillance over the frontage. Positive economic impacts will result during the construction and operation of the proposal. Therefore, there are no adverse impacts arising from the use and associated fitout works of the subject premises.	
c. the suitability of the site for the development	The site is suitable for use as a food and drink premises within this active streetscape and E1 Local Centre zone.	Yes

² Flood Impact Assessment, WMS, Page 5

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Title / Clause	Comments	Compliance
d. any submissions made in accordance with this Act or the regulations,	This is a matter for the consent authority. Should any submissions be made during notification of this application, the Applicant would be willing to respond to these accordingly.	Yes
e. the public interest	The proposal will not be contrary to any planning policy or guideline that has not been considered in this assessment. The proposed development is in the public interest and will not create community uncertainty.	Yes
2. Compliance with non-discretionary development standards – development other than complying development. If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority -		
a. is not entitled to take those standards into further consideration in determining the development application, and	The proposal will not be contrary to non-discretionary development standards in an EPI or the regulations.	NA
b. must not refuse the application on the ground that the development does not comply with those standards and	As above	NA
c. must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, and the direction of the consent authority under this section and section 4.16 is limited accordingly	As above	NA
3. If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards –		

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Title / Clause	Comments	Compliance
a. Subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and	As above	NA
b. a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard. Note – the application of non-discretionary development standards to complying development is dealt with in section 4.28(3) and (4).	As above	NA
3A. Development Control Plans - If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority-		
a. if those provisions set standards with respect to an aspect of the development application complies with those standards – is not required more onerous standards with respect to the aspect of the development, and	The proposal will comply with listed controls in Manly DCP 2013.	Yes – see below
b. if those set standards with respect to an aspect of the development and the development application does not comply with those standards - is to be flexible in applying those provisions and allow the objects to those standards for dealing with that aspect of the development, and	The proposal will comply with listed controls.	Yes

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Title / Clause	Comments	Compliance
c. may consider those provisions only in connection with the assessment of that development application.		Noted.
In this subsection, <i>standards</i> include performance criteria.		

ENVIRONMENTAL PLANNING INSTRUMENTS

SEPP (Planning Systems) 2021

Relevant Provision	Comment	Compliance
Part 2.2 State significant development	The proposal is not prescribed state significant development under this Part and related Schedules 1 and 2. Northern Beaches Council is the consent authority.	Yes
Part 2.3 State significant infrastructure	The proposal is not prescribed state significant infrastructure under this Part and related Schedules 3, 4 and 5. Northern Beaches Council is the consent authority.	Yes
Part 2.4 Regionally significant development	The proposal is not prescribed regionally significant infrastructure under this Part and Schedule 6. Northern Beaches Council is the consent authority.	Yes

SEPP (Industry and Employment) 2021

Relevant Provision	Comment	Compliance
Chapter 3 Advertising and Signage		
3.1 Preliminary	The proposed signage is compatible with the desired amenity and visual character of the area and will effectively communicate the tenant of the premises, being of a high quality design and finish.	Yes
3.2 Signage generally	The proposed signage:	Yes

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	- is consistent with the objectives of this Chapter, and - satisfies Schedule 5. It is therefore open to the consent authority to grant consent.	
Schedule 5 – Assessment Criteria		
1 Character of the area	The proposed signage is in a discrete location on the existing building awning, consistent with similar signage in the precinct.	Yes
2 Special areas	The proposed signage does not detract from the amenity or visual quality of the heritage item or conservation area.	Yes
3 Views and vistas	The location of the proposed signage on the awning and no arising impacts because of its location.	Yes
4 Streetscape, setting or landscape	The scale and proportion of the sign attaches to the existing awning and does not protrude beyond this, providing a simply solution denoting the tenancy.	Yes
5 Site and building	The size of the sign is compatible with the scale, proportion and characteristics of the building and respects the heritage values of the site.	Yes
6 Associated devices and logos with advertisements and advertising structures		NA
7 Illumination	No illumination is proposed.	NA
8 Safety	No safety impacts arise from the location of the sign.	Yes

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SEPP (Biodiversity and Conservation) 2021

Relevant Provision	Comment	Compliance
Whole SEPP & S. 117 Environmental Planning and Assessment Act 1979	There are no aspects of the proposed works that would fall within consideration of this SEPP.	Yes

SEPP (Resilience and Hazards) 2021

Relevant Provision	Comment	Compliance
Chapter 4 Remediation of Land S. 4.6 Contamination and remediation to be considered when determining development application	There are no known matters of contamination or remediation pertaining to the land.	Yes

SEPP (Sustainable Buildings) 2021

Relevant Provision	Comment	Compliance
Chapter 3 Standards for non- residential development and Schedule 3.	Chapter 3 does not apply as the proposed works will not exceed \$10million.	Yes

Manly LEP 2013

Relevant Provision	Comment	Compliance
Part 1 Preliminary		
Clause 1.2 Aims of Plan	The proposal will have no impact in terms of the Aims.	Yes
Clause 1.6 Consent Authority	Northern Beaches Council is the consent authority.	Yes

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Clause 1.7 Maps	The site is identified on the following LEP maps: - Land Zoning Map – E1 Local Centre zone - Height of Buildings Map – 10m - Floor space ratio – 2.5:1 - Acid Sulfate Soils – class 4 - Heritage item and conservation area - Active Street frontage	Noted
Part 2 Permitted or Prohibited Development		
Clause 2.1 Land use zones	The site is zoned E1 Local Centre zone.	Noted
Clause 2.3 Zone objectives and Land Use Table,	The relevant objectives of the zone are: - <i>To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.</i> - <i>To encourage investment in local commercial development that generates employment opportunities and economic growth.</i> - <i>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</i> - <i>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.</i> - <i>To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to</i>	Yes

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	<i>vibrant, diverse and functional streets and public spaces.</i> - <i>To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.</i> The proposed use and fit out works will continue the trend of retailing in this local centre and service the needs of those who live in, work in and visit this, while generating local employment opportunities and economic growth. The proposal will take place on the ground and mezzanine level of the building and will not conflict with surrounding land uses. The trading hours are restricted to 6:00am – 10:00pm Monday – Sunday, consistent with general retailing within the precinct. Stock will be delivered to the premises in the morning, on a daily basis from Sydney Fish Market in a van of sized dimensions being 4.7m x 2.0m. Waste collection will be via a private commercial contractor. The proposed modifications to the opening to the street frontage will be attractive to pedestrians and create a vibrancy to the streetscape and public space adjoining.	
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	While there is no change to the form of the building, the proposed works, will provide a modern and contemporary appearance and will not be <i>discordant or incongruent within The Corso public domain at ground level</i> , as previously identified in the HIS.	
Clause 2.7 Demolition requires development consent	Consent for demolition is sought, as shown on P102, Revision F.	Yes
Part 4 Principal Development Standards		
Clause 4.3 Height of Buildings	There is no change proposed to the building height.	Yes
Clause 4.4 Floor Space Ratio	There is no change proposed to the floor space of the approved tenancy	No
Part 5 Miscellaneous Provisions		
Clause 5.10 Heritage conservation	Matters relating to heritage are addressed in the HIS.	Yes
Clause 5.21 Flood Planning	Matters relating to flooding are addressed in the Flood Impact Report.	Yes
Part 6 Additional Local Provisions		
Clause 6.9 Foreshore scenic protection area	The proposed works will have no impacts.	Yes
Clause 6.11 Active street frontages	The proposal provides an active street frontage with a glazed shopfront that will operate in a concertina to enable this to be drawn back across the frontage, thus expanding the relationship with the street frontage and maximising passive surveillance.	Yes
Clause 6.12 Essential services	All essential services are available.	Yes
Clause 6.13 Design excellence	The proposed external works to the ground floor frontages of the existing building are in harmony with the appearance, bulk and scale of the existing building and those adjacent. The design utilises	Yes

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	high quality materials and detailing to present an unobtrusive visual outcome for the heritage conservation area as identified in the HIS.	
Clause 6.16 Gross floor area in certain areas	The proposed use will contribute to the economic growth, retention of local services and employment opportunities. The proposal relates to an existing building; subclause (3) does not apply. The gross floor area of retail premises is less than 1,000m².	Yes

MANLY DEVELOPMENT CONTROL PLAN 2013

Part 3 – General Principles of Development		
Relevant Provision	Comment	Compliance
3.1 Streetscape and townscapes	The proposed alterations to the building façade at the ground floor are limited and predominantly comprise glass elements, which are suited to the streetscape conditions along The Corso, maximising passive surveillance opportunities, which demonstrates recognition of the importance of pedestrian movements within the retail centre, while maintaining the character of the locality. Specific to the Townscape, there are no significant changes to the exterior of the building that compromise its appearance as a corner building, with the pattern of openings being maintained in relation to solid to void ratios, as well as the	Yes

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	proposed materials. In this heritage streetscape context, the proposed treatments to both facades are deemed acceptable (Refer to HIS). The proposed works also adjoin with the adjacent footpath level of The Corso	
3.2 Heritage considerations	Heritage matters are addressed in the HIS.	Yes
3.3 Landscaping	There are no landscaping works the subject of this application, nor were these required under DA 2023/2849.	Yes
3.4 Amenity	There are no impacts arising because of the proposed works in relation to sunlight access and overshadowing, noting that there is no change to the building envelope. The proposed changes to the streetscape elevations will not impose on the privacy of neighbouring properties. There is no alteration to the height of the building; therefore, no impacts arise in relation to views. All works within the premises will be undertaken in accordance with the Australian Standards to ensure that no impacts arise in relation to odour or fumes.	Yes
3.6 Accessibility	Equitable access into the premises will be made available.	Yes
3.8 Waste Management	Waste management is addressed in the accompanying Waste Management Plan.	Yes
3.10 Safety and Security	As detailed previously, the proposed opening to The Corso will be of glass concertina doors to maximise casual surveillance to the street, with clear sightlines into and out of the premises.	Yes

Part 4 – 4.2 Development in business centres

Relevant Provision	Comment	Compliance
4.2.1 FSR	This matter is addressed above in the LEP.	Yes
4.2.2 Height of buildings	There is no change proposed to the height of buildings or the existing setbacks.	Yes
4.2.3 Car parking, vehicular access and loading	There is no existing car parking available on site and no parking proposed. Loading will take place from the street frontage, as there are no opportunities for a loading dock on site.	Yes
4.2.5 Manly Town Centre and Surrounds	The proposal does not result in any change to the width of the building frontage or setbacks, with the works taking place within the confines of an existing building envelope. No security shutters are proposed.	Yes

Part 5 – 5.1 Special Character Areas: Manly Town Centre Heritage Conservation Area

Relevant Provision	Comment	Compliance
5.1.2 The Corso	These matters are addressed in the HIS.	Yes

The proposed use and works therefore comply with the relevant controls contained in the DCP.

CONCLUSIONS & RECOMMENDATIONS

This DA seeks consent for building alterations and additions at Shop 2, 63-67 The Corso, Manly namely:

- demolition of existing structures,
- construction of new fitout works across the ground and mezzanine levels, and
- use of the premises for a **food and drink premises** (retail premises)
- services signage
- replacement of the content of existing business identification signage, and
- construction of a new doorway at the rear of the premises enclosing a relocated sprinkler booster

The fitout works are within the envelope of the approved building and the proposed use of the premises is permitted with development consent.

The site is zoned E1 Local Centre, pursuant to Manly Local Environmental Plan (LEP) 2013.

As outlined in this report, the proposal will comply with the applicable State and Local planning controls. Impacts of the development will be within reasonable limit, notably in relation to architectural design, streetscape outcomes, heritage conservation and amenity impacts. The proposed development will have neutral impacts on car parking, traffic generation, neighbourhood amenity and the natural environment.

On this basis, it is recommended that development consent be granted in accordance with Conditions.