



**Corona Projects**

Development Application  
**STATEMENT OF ENVIRONMENTAL EFFECTS**

Change of use to remedial massage clinic

**2/105 Sydney Road, Manly**

February 2020

**DRAFT**

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## PROJECT DETAILS

Client: Mr Martin Zhu  
Subject land: Unit 2, 105 Sydney Road, Manly 2095  
Lot Description: Lot 2, SP14887  
Proposed development: Change of use to remedial massage clinic

**The report is prepared by** Emma Rogerson  
Bachelor of Architecture and Environments (USYD)

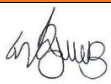
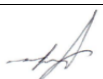
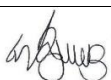
**The report is reviewed by** Crystal Pan  
Bachelor of Architecture (UTS)

Project Code: J000412

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

### Quality Management

	Name	Date	Signature
Prepared by	Emma Rogerson	24.01.2020	
Checked by	Crystal Pan	10.02.2020	
Approved for issue by	Emma Rogerson	10.02.2020	

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Martin to accompany a Development Application (DA) to Northern Beaches Council (Council) for the change of use to remedial massage clinic at 2/105 Sydney Road, Manly.

More specifically, the proposed development comprises the use of existing unit as massage clinic. The clinic consists of three therapy rooms, one bathroom, one staff kitchen, one staff room and a reception area to the front.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

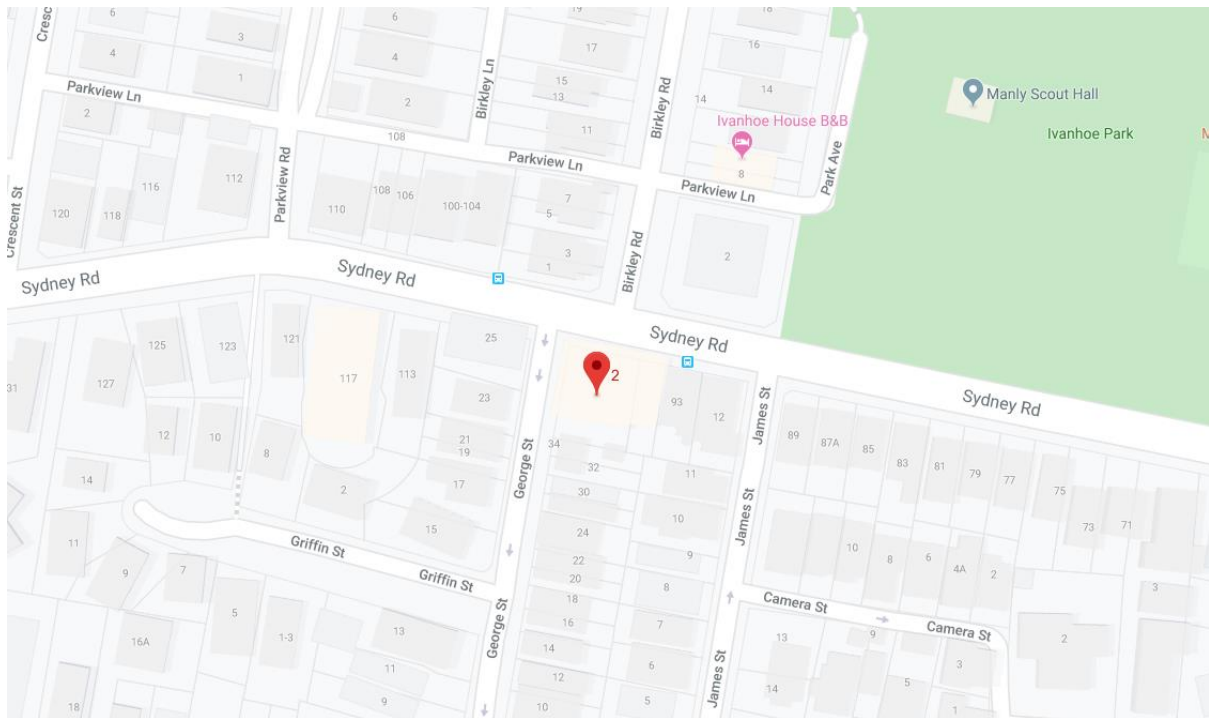
This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	February 2020

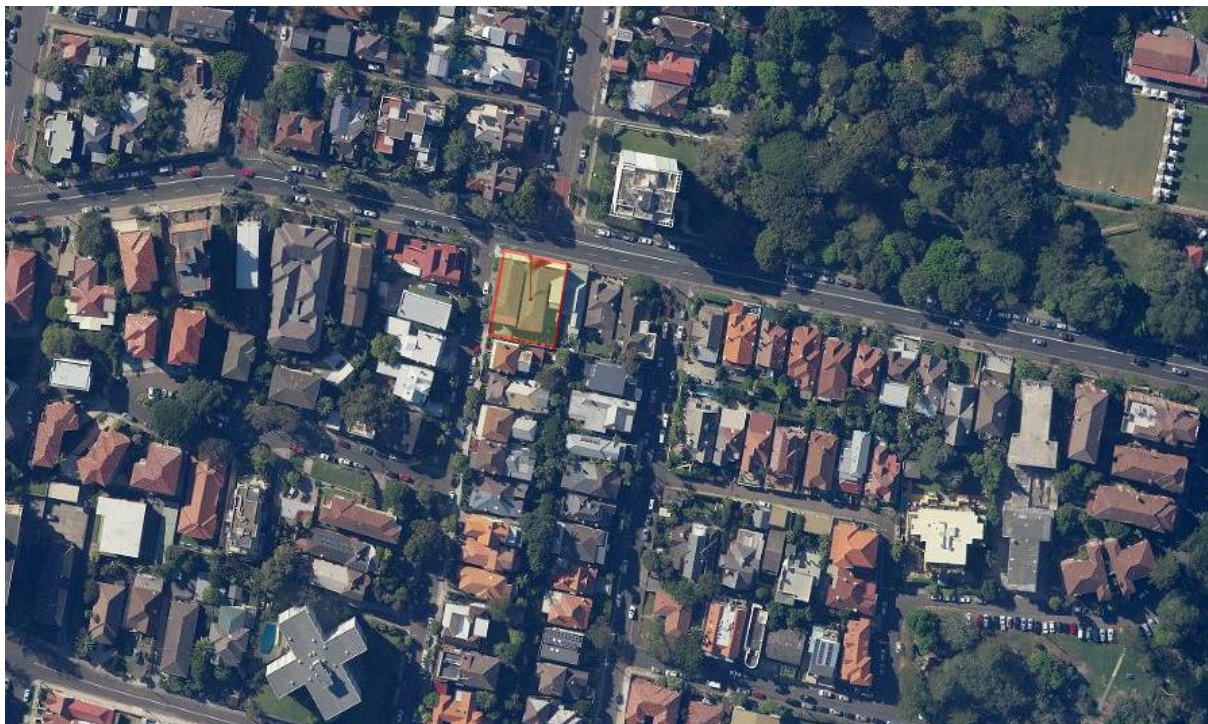
## 2.0 SITE ANALYSIS & CONTEXT

### 2.1 The Site

The site is located at Unit 2, 105 Sydney Road, Manly and is legally described Lot 2 in Strata Plan SP14887. The site is a corner block located on the southern side of Sydney Road, near the intersection of Sydney Road and George Street.



**Figure 1** – Site locality map (Google Maps)



**Figure 2** – Aerial map (SIX Maps)

The unit is situated on the ground floor of an apartment building. The site is rectangular with a total area of approximately 733 square metre. The site currently contains a two-storey building, where the ground floor is identified as commercial, and the first floor for residential. Vehicular access is available from George Street.



The land is zoned B1 Neighbourhood Centre under the provisions of Manly Local Environmental Plan (MLEP) 2013. The site is not located within a heritage conservation area and does not contain a heritage item. The site is within the vicinity a number of heritage items.



**Figure 3** – Subject building as viewed from Bronte Road (Google Maps)



**Figure 4** – Heritage Map (NSW Planning Portal)

## 2.2 The Locality

The site is located in a local neighbourhood centre of Fairlight. The locality comprises a mix of residential and low scale business use. Apartment buildings and houses are common type of residential dwellings in the locality.

Nearby non-residential uses include: café, retail shops, churches, bed and breakfast accommodations and galleries.

## 2.3 Connectivity and Public Transport

The site demonstrates good connectivity to nearby business centres. A bus stop is located in the front of shop, providing reliable service to Chatswood, Sydney CBD, North Sydney, Wynyard and Mona Vale.

The *Hop, Skip and Jump* bus route servicing Manly is located near the shop. The closest pick-up point is one block away from the shop. The bus comes once every half an hour on a daily basis. It provides connections to Manly Wharf and nearby shopping centres.

## 2.4 Development History

A search on Council's DA Tracker and GIPA request returned the following results for development applications associated with the site. Only applications associate with all units in the building have been found.

- DA1206/98: Change of use to Florist and Plant shop. Approved on 27 November 1999
- DA224/97: Change of use to hairdressing salon with associate advertising sign. Approved on 15 July 1997.

# 3.0 THE PROPOSAL

## 3.1 Overview

The Development Application proposes the change of use to remedial massage clinic. More specifically, the proposed development comprises the use of existing unit as massage clinic. The clinic consists of three therapy rooms, one bathroom, one staff kitchen, one staff room and a reception area to the front.

Please refer to plans prepared by Corona Projects.

## 3.2 Plan of Management

The proposed development comprises the following:

Type of business	Remedial Massage
Hours of Operation	9am-6pm, 7 days a week
Number of staff	3

Expected number of customers/clients at any given time	Around 10 customers per day
Proposed signage	Window sign
Type of waste may generate from the operation, including any hazardous waste	General rubbish and massage oil bottles
Waste disposal and collection arrangement	There is a trash bin provided onsite. The rubbish bin for the building is placed in the rear yard. Staff will be responsible for waste collection disposal.
Staff parking arrangement	No staff parking is available onsite. Staff will arrive by public transport.
Customer parking arrangement	No parking is available onsite. Customers are expected to arrive by public transport or on foot. They can also use the two hours free street parking available on nearby streets.
Proposed noise sources	From background music playing and people chatting.
Proposed noise reduction measures	Noise reduction measure is unnecessary as they will be adjusted to as low as possible.
Access for disabled customers	The site is located on the ground floor and does not have a step, thus disabled customers can enter through the primary entry.
Toilet facilities	Two toilets are provided onsite for staff and customers to access.
Complaint management	Business owner will handle all incoming complaints over the phone or in person.
Emergency procedures	Business owner or staff will be responsible for handling emergencies.

## 4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

### 4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Manly Local Environmental Plan 2013



- Manly Development Control Plan 2013

The primary statutory document that relates to the subject site and the proposed development is Manly Local Environmental Plan 2013. The primary non-statutory plan relating to the subject site and the proposed development is Manly Development Control Plan 2013.

#### 4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. The proposed change of use only involves internal works. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

#### 4.1.2 Manly Local Environmental Plan 2013

The development complies with the provisions of Manly Local Environmental Plan 2013 (MLEP 2013).

#### Zoning and permissibility

The site is located in Zone B1 Neighbourhood Centre.



**Figure 5 – Land Zoning Map (NSW Planning Portal)**

The development is identified to be *Medical Centre*, which is permitted with consent in the B1 zone.

The objectives of the zone are:

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*

The proposal is able to provide the local residents of Manly and Fairlight with professional health care services. The proposal operates in a small-scale business that boosts local economy and serves the needs of both residents and tourists in an accessible location.

#### **Clause 4.3 Height of buildings**

The Height of Building Map stipulates that the maximum building height permitted for the site is 11 metres. The proposal does not alter the existing building height.

#### **Clause 4.4 Floor space ratio**

The Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 1:1. The proposal does not alter the existing FSR.

#### **Clause 5.10 Heritage Conservation**

The site is not located within a heritage conservation area and does not contain a heritage item. Within the vicinity, there are a number of heritage items. Due to the minor nature of the proposal, there will be no negative impact upon any of these nearby items.

#### **Clause 6.1 Acid sulfate soils**

The site is identified as Class 5 acid sulfate land. The proposal is solely for a change of use and does not involve ground breaking works, excavation or any external works. The proposal will have no impact to the soil acidity thus no action is required.

#### **4.1.4 Manly Development Control Plan 2013**

The development achieves a high level of compliance with the provisions of Manly Development Control Plan 2013.

Control	Comment	Compliance
<b>Part 4</b>		
<b>4.2.4.1 Car Parking</b>		
a	<p>The Council may be prepared to allow exceptions to the parking rate/requirements required in this DCP in the following circumstances</p> <p>(i) where it can be demonstrated that particular activities in mixed use developments</p>	<p>No parking rate is found under Schedule 3 Part A1 for the proposed use of remedial massage room, thereby parking is justified on merit.</p> <p>As the site demonstrates excellent connectivity to public transport,</p>

Control		Comment	Compliance
	<p>have car parking demands which peak at different times;</p> <p>(ii) where visitors are likely to use more than one facility per trip;</p> <p>(iii) considering available car parking in the surrounding area, except in relation to Manly Town Centre where more particular exceptions are provided at paragraph 4.2.5.4 of this plan; or</p> <p>(iv) where it is satisfied that reduced number of parking spaces will facilitate conservation of an item of the environmental heritage in accordance with LEP clause 5(10).</p>	<p>customers can easily reach the site by bus. It is expected that customers will mostly be local residents that will travel on foot or by bicycle. Since each therapy session is one hour only, customers arriving by private vehicle can utilise the two hours free parking nearby as the site is not located in any major commercial centre, hence the absence of competition on street parking.</p> <p>The proposal is a low traffic generating development which will only have a maximum of three patients present at once. This does not negatively impact the street parking provision nearby and therefore has nominal impact on the parking provision in the neighbourhood centre.</p>	

## 4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

The proposal is able to provide quality massage and relaxation services to the neighbourhood in an accessible and convenient location. The proposal utilises a unit that is designed for business use. It is a small-scale and low-impact business that has a nominal impact on the existing traffic and parking provision. The development will bring better health care services to locality and support the establishment of a local business.

The proposed change of use comprises of internal work only. It does not affect or block any important water views and does not adversely impact the integrity and amenity of the locality.

## 4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the remedial massage clinic. The proposal does not introduce any incompatible uses to the site. The works are permissible under the zone B1.

#### **4.3.1 Access to Services**

The site is located within an established mixed-use area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

#### **4.4 The Public Interest**

The proposal is considered to be in the public interest for its positive contribution to the neighbourhood and nominal negative environmental, social and economic impacts. The proposal seeks to provide a beneficial development that makes efficient use of space on the site in a prime location that is in high demand for quality health care.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

### **5.0 CONCLUSION**

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the remedial massage clinic at 2/105 Sydney Road, Manly. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 2/105 Sydney Road, Manly as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.