



Statement of Environmental Effects



Fitout and Use of premises for indoor recreation facility, Level 1, Suite 3, 31 The Corso,
MANLY 2095

January 2025

Revision History

Version	Author	Reviewed	Date
V1	KR	NF	18 January 2025

Authorship

This statement is prepared by Kim Rothe, Bachelor of Applied Science (Environmental Science) (Hons). 25 Years of Experience in Assessment Planning both in a public and private capacity.

This report has been approved by:



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This report remains a preliminary draft report unless signed above.

1.0 SUMMARY

This Statement of Environmental Effects prepared for the consideration of Northern Beaches Council in support of development proposal for fitout and use of a tenancy within the existing building at 31 The Corso for an indoor recreation facility. The application also includes new signage. The purpose of this report is to describe the development and review the relevant planning requirements relating to the proposal.

The proposal has been designed to relate to its site, surrounding uses, and minimise impacts to the surrounding commercial or affected premises. It also provides for an assessment of the proposal, having regard to relevant legislation and the Northern Beaches Council Policies. The preparation of this Statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (As amended) and the Environmental Planning and Assessment Regulation 2000.

2.0 THE SITE

The subject site is legally described as Lot 910 DP 875567, commonly known as 31 The Corso, Manly. The subject tenancy has a net leasable area of 298.7 square metres. The site is located within the *Zone E1 Local Centre* under *Manly Local Environmental Plan 2013*.

The subject site is located on the Northern side of The Corso, approximately at the centre of plaza. General public access is via pedestrian access from The Corso frontage. The subject site has a rear service lane (Market Lane) which contains emergency exits and storage area access.

The building is a two-storey building presently occupied by main tenant of Decathlon sports gear retailer. It has been formerly occupied by Woolworths Metro and Commonwealth Bank.

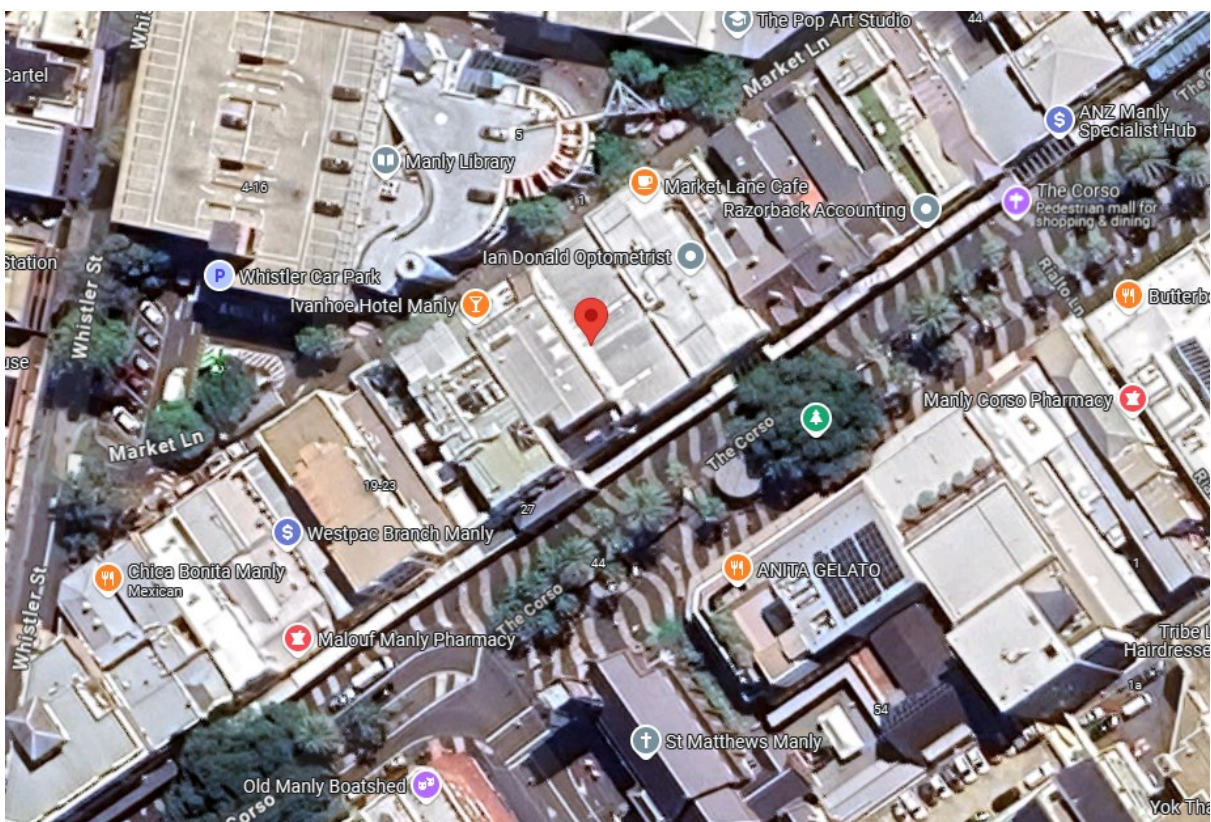


Figure 1: Location Plan of the site (under construction)

3.0 BACKGROUND / RELEVANT HISTORY

There are a number of applications recorded on Council's online DA records system for the site due to the number of tenancies in the building. None have any particular relevance to the subject application.

4.0 DESCRIPTION OF PROPOSAL

The proposal is to undertake fitout works and use of the subject tenancy (ground level stair access from The Corso entry level 1 from Market Lane) within the building at Level 1 Suite 3 31 The Corso, Manly for a new indoor recreation facility (Pilates studio).

In detail the proposal is described as follows:

PHYSICAL WORKS

Demolition

Limited minor demolition of elements within the tenancy will be undertaken to facilitate the new fitout and operation.

First Floor

Fitout to achieve new indoor recreation facility layout including:

- New reception area.
- 3 x Pilates rooms.
- Female toilet converted to unisex facility.
- Storage areas

Signage

1 x New decal signage to existing glazed door proposed is limited to business identification signage
1 x proposed 2400h x 3300w local art graphic board to match adjacent tenancy fixed to existing tiled façade using the existing fixing points. It is noted that this area was used for local art, this visible in Google Street View.

OPERATIONAL CHARACTERISTICS

Operating Hours

The Operating Hours are proposed to be 6:00 am to 8:00 pm Monday through to Friday and 6:00 am to 6:00 pm on Weekends.

Additionally, at all times during operation there will be staff and trainers onsite.

A CCTV security system will provide 24-hour surveillance of the premises' inside and outside the site.

Patron Capacity

Whilst a specific limit on patronage numbers is not sought in this application, it is anticipated that a maximum patron capacity of 26 patrons would be the reasonable operational limit of the premises at any one time.

Staff

Staffing levels vary during staffed hours but is typically 3 staff during main operation with peak times occurring during the morning and evening class times.

Deliveries, Contract Cleaning, Maintenance Staff and Waste Policy

Operationally there are limited deliveries required for the operation and would generally be made between 10:00am and 4:30pm on weekdays and Saturdays.

Cleaning contractors will be responsible for ongoing cleaning and maintenance of the premises

All waste collected will be placed in the gym's garbage bins, which will be stored in the designated garbage storage area in the buildings at Market Lane for collection by private contractors.

5.0 ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The following matters are to be considered in the assessment of this development application under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

5.1 Integrated Development

The proposal does not constitute Integrated Development and does not require concurrent approval from any other State Government Bodies.

5.2 Relevant State or Regional Instruments and Legislation

State Environmental Planning Policy (Resilience and Hazards) 2021

This SEPP provides a state-wide practice for the remediation of contaminated land. Under chapter 4 clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021, consideration has to be given as to whether the land is contaminated.

The building has been in commercial usage since first construction with no established heavy contaminating activities occurring on site. Any contamination prior to construction of the original building would have had to have been resolved prior to approval of the approval and commencement of construction of the overall development. It can be concluded that there is no likelihood of contamination on this site and the site will be suitable for commercial purposes. No further consideration is therefore required pursuant to the SEPP.

State Environmental Planning Policy (Sustainable Buildings) 2022

The development is not for a new building, nor does it meet the threshold requirement of \$5,000,000 for non-residential development, and accordingly the provisions of the SEPP do not apply. Notwithstanding this, the fitout is intended to incorporate a suite of energy efficient measures including energy efficient lighting and power saving measures including sensor lights. Water saving measures are also to be incorporated to minimize water consumption such as low water usage shower heads. Where practicable, for small appliances, energy efficient machines will be selected over less efficient ones. In this regard the proposal meets the intent of the SEPP and controls.

State Environmental Planning Policy (Industry and Employment) 2021

Similar to the contamination SEPP alterations, this SEPP was the former State Environmental Planning Policy 64 Advertising and Signage and requires consideration as part of the application.

The SEPP now comprises Chapter 3 which contains all the provisions of the former SEPP.

The signage is not specifically classified as an advertisement as the signage and its operation will relate entirely to the business for the purposes of this application can be classified as a business identification signs.

Clause 3.6 of the SEPP requires that all signage, including advertising, must be consistent with the objectives of clause 3.1(1)(a) and satisfies the assessment criteria specified in Schedule 5. The signage is considered to be consistent with the objectives of the SEPP as:

- the signage is not incompatible with the character of the area and will not overwhelm the publicly visible facades of the building.
- There will be no proliferation of new signage which has been designed to complement the approved signage strategy of the building and respect the rights of other operators within the building and locality.
- effectively communicates regarding the purpose and nature of the existing school; and
- is of high-quality design and finish.

An assessment of the signage against the criteria of Schedule 5, is discussed in the table below.

Criteria	Compliance / Comment
Character of the area	The site lies within the <i>E1 Local Centre</i> of Manly LEP 2013 comprised of surrounding commercial and business land uses with residential apartments over the commercial levels. Any signage will not be out of character for the surrounding established land uses.
Special Areas	Any signage will not unreasonably intrude into the surrounding visual catchment. The surrounding amenity of nearby business premises will not be reduced and will not adversely impact upon the amenity of the residential premises over the commercial component of the building. The site is not in proximity to any environmentally sensitive areas, nor will adversely impact Heritage or Conservation Areas.
Views and Vistas	Signage will not obscure or compromise any significant views or vistas or viewing rights of other advertisers and is integrated appropriately into the overall facades of the building.
Streetscape, setting or landscape	signage is of a scale, proportion and form appropriate to the streetscape and use.
Site and building	The signage locations will not detract from the existing built form. The signs are not overwhelming or inappropriate to any buildings in vicinity of the site.
Associated devices and logos with advertisements and advertising structures	All signage will be business identification signage and will not comprise third party advertising.

Illumination	There will be no adverse illumination.
Safety	Signage will not obscure sightlines from public areas. It will not have a negative impact on the safety of any public roads. Road, Pedestrian and bicycle safety will not be compromised.

It is concluded that nothing in the proposal will not contravene the provisions of the SEPP.

5.3. Manly Local Environmental Plan 2013

Aims and objectives of zone

The site is zoned “E1 Local Centre” Zone under the provisions of the *Manly Local Environmental Plan 2013*. The objectives and permissibility characteristics of the zone are:

“1 Objectives of zone

- *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.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *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.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*

the change of use is permissible with Council’s development consent. Pilates studios are captured under the definition of “Recreation Facilities (indoor)”. Development permitted with consent in the zone includes “Recreation facilities (indoor)” is permissible development with consent of Council.

The proposal will be consistent with the zone objectives because it provides for the health and physical activity needs of the local community in this high-density mixed use (but predominately commercial) area of Manly. It will not compromise the amenity of the surrounding area by being a use envisaged by the planning controls.

The proposed development will not preclude the development of other appropriate land uses in the *E1 Local Centres* zone. The proposed development which promotes the established and desired future character and amenity of the surrounding area.

The works will assist in promoting the economic prosperity and activity of the area and maintain employment opportunities in the locality. The use and extended hours will provide additional services to those who live and work in the area. The use will also promote walking and cycling objective of the zone. It is submitted the proposal is acceptable with regards to the relevant zone objective.

Signage is ancillary to the retail/commercial uses within the building.

Demolition (if any) is permissible pursuant to *Clause 2.7 of the LEP 2013* and consent for minor demolition is also sought as part of this application.

Relevant LEP clauses/development standards

Note: Only relevant clauses are commented upon

CL. Standard/Control	Complies	Comment
PART 4 PRINCIPAL DEVELOPMENT STANDARDS		
Clause 2.7 Demolition	Yes	Demolition of noted structures within the tenancy on site being sought pursuant to this clause.
Clause 4.1 Minimum Subdivision Lot size	N/A	No subdivision proposed.
Clause 4.3 Height of buildings 10 metres	No change	The proposal does not seek to increase the height of the building. There will be no new structures in breach of any existent height control on site.
Clause 4.4 Floor Space Ratio 2.5 : 1	Merit	There will be no alteration to the existing floor area of the tenancy or building, nor is there any conversion of areas which would result in an increase of available floor area in the building.
Clause 4.6 Exceptions to Development Standards	N/A	No variation request to a development standard is requested or required.
PART 5 MISCELLANEOUS PROVISIONS		
Clause 5.10 Heritage conservation	Yes	<p>The building at site is a heritage item as described under Item I106 of Manly LEP 2013.</p> <p>The subject site is within the Town Centre Conservation Area under the LEP. Therefore, subclauses a, b and c require the consent authority to consider whether a heritage management document is required prior to determining the application.</p>

Statement of Heritage Impact

The following details are provided from the NSW Office of Environment & Heritage website:

Site Identification

The subject site is 31 The Corso, Manly which is within the group of buildings identified under Item I106 namely, The Corso (East Esplanade – South Steyne).

Physical Description

The Corso is the NE-SW link between Manly Beach and Manly Cove. It acts as a low scale horizontal corridor which steps down from the harbour to the ocean. The architecture is generally of the early twentieth century with a number of late 19th century buildings remaining as evidence of the former streetscape. The atmosphere of The Corso is of a 19th century place. Its special qualities include the contrasts of horizontal (low scale architecture) and vertical (planting) dimensions, and urban and natural elements. Of particular importance is the spatial continuity of the streetscape - including horizontal and vertical planes and negative space - from pedestrian level.

It has a cohesive character resulting from generally low scale of development on its principal streets, construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the esplanade.

A formal street, 90' wide with a central avenue planting of mature Phoenix Palms and Moreton Bay Figs running from Manly Wharf to Manly Beach. As a space it is defined on each side by predominantly 2-3 storey commercial buildings, which create an excellent pedestrian scale enhanced by shop awnings, planting and the recent "mall" of most of its length. St Matthew's Church, located on the intersection of Darley Rd, with its tower as a focal point, together with the oblique intersection of Sydney Rd, are important interruptions to the linear form of the Corso. At each end The Corso is open and merges into different spaces with good outward views to Shelley Beach, Queenscliff, Manly Cove and along Darley Road and Sydney Road. The gradual visual progression to the Pacific Ocean from Manly Cove with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

Physical Condition and/or Archaeological Potential

Facades above the ground floor level are generally intact, however there are a number of modern, obtrusive buildings. The Corso is closed to traffic north-east of Darley Street. Many of the traditional plantings of palms and have fig trees survived. The original planting of The Corso emphasised the directional nature of the street - the informality of recent planting is unsympathetic.

History

The first land grant at Manly was thirty acres to Gilbert Baker in 1810. The northern boundary of Baker's grant became the alignment of The Corso and the southern (parallel) boundary became that of Ashburner Street. In 1842, a 100 acre grant was made to John Thompson (Deputy Surveyor General) for land immediately to the north and west of Baker's grant. In 1852 Henry Gilbert Smith bought the Thompson grant and began laying out a township. In 1854 Smith began the ferry service to Circular Quay and Manly's development began. In 1856 Gilbert cleared and named The Corso and in 1877 Moreton Bay Figs were planted in The Corso.

Statement of Significance

The streetscape and its special qualities are of major significance to the state. The Corso has important historical links to the development of tourism and recreation which is still present and likely to continue. Its role as the pedestrian link between harbour and ocean, city and sea - for the tourist, is fundamental to Manly's status as a resort.

Recommended Management

Encourage restoration of shopfronts, based on historical photos, encourage replacement of obtrusive modern buildings with more appropriate building forms.

Impact of proposed development

Historical tenants of the ground floor of The Corso side has been Commonwealth Bank and a period of occupancy by a Woolworths Metro both which occupied a substantial part of the building located at 31 The Corso, Manly. As a result of that occupations, the shop front and internal layout was altered to suit the commercial operations of the tenants. It is submitted that the majority of the impact to the building occurred from their occupation and commercial fitout of the building.

The subject fitout and use of the building is minor in terms of potential impact with no façade changes proposed beyond implementation of the signage strategy. In terms of The Corso side of the building, these works will be negligible.

In our opinion, the impact on the heritage significance of The Corso and the Conservation Area as a result of proposed works and use is not significant and not intrusive.

PART 6 ADDITIONAL LOCAL PROVISIONS

Clause 6.9 Foreshore Scenic Protection Yes Area

The subject site is within the Foreshore Scenic Protection Area.

The works do not involve any increase or enlargement of the building structure itself and will not result in impacts on views, scenic qualities of the coastline, overshadowing, suitability of the building to the locality or cause conflict between land based and water based coastal activities.

Clause 6.11 Active Street Frontages Yes

The subject site is on land identified as "Active Street Frontages".

The physical works does not involve the erection of a building. Furthermore, the works do not reduce the active street frontage beyond what presently exists.

5.4 Section 4.15 (1)(a)(ii) DRAFT AMENDMENTS TO STATUTORY CONTROLS.

There are no draft instruments noted to raise any concern in this regard.

5.5 4.15(a)(iii) DEVELOPMENT CONTROL PLANS

Manly Development Control Plan 2013

CL.	Standard/Control	Complies	Comment
Part 3 General Principles of Development			
3.1 Streetscapes and Townscapes			
3.1.3 Townscape (Local and Neighbourhood Centres)		Yes	The subject premises is within an existing built structure with minor external alterations (signage) being proposed.
3.2 Heritage Considerations		Yes	<p>The subject site is within a heritage listed building (within The Corso) and is also within a Heritage Conservation Area.</p> <p>Internal works will be to an existing heavily modified tenancy. External works are minimal limited to erection of signage and therefore should result in any adverse Heritage considerations.</p>
Part 4 – Development Controls and Development Types			
4.4 Other Development (all LEP Zones)			
4.4.2 Alterations and Additions			
(a) This paragraph defines alterations and additions in respect of how much of the building is to be demolished. If alterations and additions involve demolition of more than half of the building then the development will be assessed as new work and the controls of this plan will apply to the whole building i.e. to both existing and new development.		Yes	The extent of alterations proposed are minor and not considered “new works”. Only new external structures are signage and minor elements to non critical façades.
(b) In paragraph a) above, the extent of demolition is calculated as a proportion of the existing external fabric being demolished including the surface area of the walls, the roof measured in plan form and the area of the lowest habitable floor.		Yes	The proposed works would not constitute a demolition only removal of non-critical former fitout elements.
4.4.3 Signage			
4.4.3.1 Controls for all Development Types		Yes	One sign per frontage is proposed per frontage. It is submitted the signage is not excessive due to the type, location and coverage on the building.
4.4.3.2 Signage on Heritage listed items and in Conservation Areas		Yes	Signs are located at street level (relative to their position on the site. Whilst the area is a

4.4.3.3 Controls for Particular Development Types	Yes	conservation area, the majority of businesses in the Corso provide more signage than the 25% of the window area) Singe is a form of flush wall under awning signage. In terms of individual coverage to their relative façade and is certainly more restrained than other business signs on the building and within the Corso.
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Part 5 – Special Character Precincts, Areas and Sites

5.1 Manly Town Centre Heritage Conservation Area and The Corso

5.1.1 General Character

a) Manly Town Centre has a cohesive character resulting from a generally low scale of development on its principle streets. Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the openness of the Ocean Beach promenade and the Esplanade. Developments which contradict these features have not been sufficient to remove this character.	Yes	There will be minimal physical external works to the building and internal works are limited to removal of non significant recent former fitout – not original fabric.
b) This unified form of development still allows a diverse range of architectural styles. Further, civic buildings such as the Council Chambers and St. Matthews Church have not been overwhelmed by taller and larger scaled modern development and still therefore retain their visual importance. The Town Centre has been identified as a Conservation Area for these reasons.	Yes	The proposed works do not involve increasing bulk and scale of the existing built form.
c) The Town Centre Urban Design Guidelines provide more detailed analysis of Manly Town Centre from an urban design point of view and provides more detailed guidelines for certain precincts and areas within the Town Centre. These precincts include:		
i) Harbour/ Ocean Grid (including The Corso, Rialto Lane, Wentworth Street, Victoria Street, Ashburner Street & Darley Road);		The subject site is within Harbour / Ocean grid which includes The Corso precinct which is considered below.

5.1.2 The Corso

(a) Statement of Heritage Significance for The Corso This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the LEP heritage listing of The Corso.

- i) The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19 century to early 20 century buildings.
- ii) The nature of The Corso as an important public pedestrian space means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street.
- iii) St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso.

At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality

The proposed works are minor in nature and will not have a significant adverse impact on the functioning of The Corso in terms of its role in the Manly Town Centre.

The proposed works seek do not alter the shopfront as existing beyond signage

The Corso Guidelines

Paragraphs 5.1.2.1 to 5.1.2.19 below set out important matters in relation to maintaining the above mentioned significance under paragraphs following:

5.1.2.1 Most existing buildings are significant and are to be conserved, not redeveloped	Yes	The application is principally fitout and use, not redevelopment.
5.1.2.2 Internal changes are important	Yes	The proposed fitout utilised existing floor area with some removal and alteration of existing later fitout of the building. No significant internal or external features of the building are being altered or removed.
5.1.2.3 Significance is more than the depth of a façade: thus new development is to be to the rear.	Yes	The proposed works does not involve additions or increase to the floor area or footprint of the building.
5.1.2.4 Parapets to be read against the sky	N/A	Not change to existing building parapet or facade
5.1.2.5 Critical Views to be Kept Open	N/A	The proposed works will not impact any existing or established views or view corridors.
5.1.2.6 New buildings to maintain and express the existing narrow fronted subdivision pattern	N/A	No new building or significant alterations and additions works.
5.1.2.7 New buildings, where permitted, to have vertical and generally flat but finely detailed facades	N/A	No new building or significant alterations and additions works.
5.1.2.8 Windows and balconies open to the street	N/A	The proposed works do not involve alterations or additions of balconies or windows.

5.1.2.9 Building heights determined by site-specific requirements in addition to the established numerical requirements	N/A	The proposed works do not alter the existing height of the building.
5.1.2.11 Footpath Awnings	N/A	The proposed works do not involve alteration or works to awnings.
5.1.2.12 Street Level Uses to Encourage Activity	Yes	The new fitout works will promote activity, passive surveillance and ongoing economic stability and viability.
5.1.2.13 Shop-fronts are to be Reinstated	Yes	Works are for fitout and use only with minimal external works or alterations. There is insufficient scope in this application to require reinstatement of façades as the application is only concerned with fitout and use.
5.1.2.16 New residential development to be constrained and to incorporate noise abatement measures	N/A	No residential works or residences in existing building.
5.1.2.17 External details for plant, exhausts, ducts and other services as part of the overall building structure	N/A	The proposed works does not involve external plant or services, or their alteration.
5.1.2.18 The impact of new development on rear lane-ways and on adjacent development is important	N/A	The proposal makes no alteration of significance to Market Lane appearance or functioning.

Schedule 6 - The Corso: Site Specific Controls

The following table lists specific comments on how each property in The Corso might be conserved or, where relevant, redeveloped to continue to add to the distinct and significant character of the street.	N/A	Redevelopment is not proposed.
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31 The Corso – Commonwealth Bank

- Redevelopment may be considered.
- New development or alterations to the existing building should articulate the earlier subdivision pattern – or even re-subdivide the property.

OTHER IMPACTS

Visual And Acoustic Privacy

The proposal maintains general passive surveillance to the public domain via increased activity in the public domain areas of the site. Given the location, there will be no visual impact to any nearby residential apartments in vicinity of the site.

Regarding acoustics, the premises being for lower impact Pilates usage rather than a dedicated gym facility

- Noise dampening materials to be incorporated into the group classrooms
- No heavy lifting to occur at the premises.
- Classes to only be held with staff
- All equipment to be placed on rubber feet

Safety and security

Safety and security of the facility and area is promoted in the following ways

- Increased activity in the area
- CCTV back to base security system to ensure internal and external monitoring of the facility and external portion of the public domain outside of the building.
- The main entry to the facility and building are clearly marked and identifiable from the public domain.
- Entry to the premises is monitored at all times by CCTV
- Lighting of the public domain will be maintained in a fit for purpose state at all times.

It is submitted that the proposal has incorporated all practicable Crime Prevention through Environmental Design (CPTED) principles into the development as can reasonably provide for a fit out and use only proposal. General security and usage of the commercial space is promoted via a new tenant in the building.

Waste Management

Space is set aside within the tenancy for temporary management of wastes before disposal in the designated commercial waste management areas in the overall complex within the site for the storage of the waste bins to manage ongoing waste management. Post construction, it is anticipated the proposal will not generate significant or adverse amounts of waste.

5.6 The Likely Impacts of the Proposal

The EPA Regulation requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this, by standard by condition of consent. Any demolition will be undertaken in strict accordance with AS 2601-1991. There is to be minimal demolition (if any) occurring as a result of the proposal.

Demolition works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

It is intended that any construction related noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. The proposal can meet applicable noise criteria to protect the amenity of the nearby residential premises.

The social impacts of the proposed application on the neighbourhood are considered to have a positive impact on the community. The use of the site will provide the local community with an improved services and facilities in the area.

The use and hours of operation can be suitably accommodated within the building as proposed without unreasonable impact to adjoining premises and will not result in any significant environmental, social or economic impacts as demonstrated throughout this statement.

5.7 The Suitability of the Site

The development proposed is such that it would not affect the suitability of the site to accommodate the development nor impact upon adjoining sites in the locality ability to support new development in accordance with the zoning and desired future character of the zone.

1. The site is appropriately zoned and the construction of a use of the premises for a indoor recreation facility which is permissible with consent of Council in the zone.
2. The proposal promote ongoing economic activities in the locality.
3. The proposal can sit comfortably within the locality without adverse impacts to any adjoining residential premises;
4. The use will support the local workers and residents via provision of additional services and employment opportunities;
5. The proposal will improve the long term commercial usage on the site and assist in maintaining the vitality of the area;
6. There are no precipitate constraints posed by adjacent land uses.

The application therefore satisfies this section of the Act.

6.0 CONCLUSION

The proposal is to undertake fitout works and use for a new indoor recreation facility the subject tenancy within the existing tenancy within the building at Level 1 Suite 3 31 The Corso Manly.

There are no unreasonable impacts that will result from the proposed development, therefore, the benefits of providing additional services in a highly accessible and well serviced area outweigh any disadvantage and as such the proposed development will have an overall public benefit.

The SEE provides an assessment of the proposal against the relevant environmental planning framework. The framework in this case includes Manly Local Environmental Plan 2013, as well as the Development Control Plan.

This SEE has undertaken an environmental assessment of the proposal and has concluded that the proposal is consistent with the outcomes sought by the relevant planning controls and is appropriate given the unique physical characteristics of the site. In particular, the proposal would increase the diversity of services available in the region, achieve compatibility with the future built form character anticipated by the planning controls, and maintain the recently approved current built form.

In summary, the proposal is considered to:

- be an appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the Environmental Planning and Assessment Act, 1979;
- provide a built form of high architectural standard and consistent with the desired future character of the site;
- Provide a high quality of amenity for residents by enhancing privacy and maximising solar access;

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- have no adverse impacts on the environment, traffic, parking, drainage or other external features or services.

The benefits provided by the proposed development outweigh any potential impacts and is it is therefore considered to be in the public interest. The proposal will deliver an appropriate development for the zone and locality and is worthy of approval.