



**Proposal: Change of use
from Office Premises to
Pilates Studio, internal
fitout and display of
signage**

**Location: 70 The Corso,
Manly**

**Applicant: Ryder Shop and
Office Fitting Pty Ltd C/o
PPlan**

Date: 13 August 2022



Statement of Environmental Effects

1.0 REPORT SUMMARY

1.1 Proposal

Proposal:	Change of use from Office Premises to Pilates Studio, internal fitout and display of signage (non-illuminated)
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1.2 Site Details

Address:	70 The Corso, Manly
RPD:	Lot B on DP 321706
Site Area:	Approx. 74.5m ²
Easements:	None applicable
LEP:	Manly Local Environmental Plan 2013
DCP:	Manly Development Control Plan 2013
Zone:	B2 – Local Centre Zone

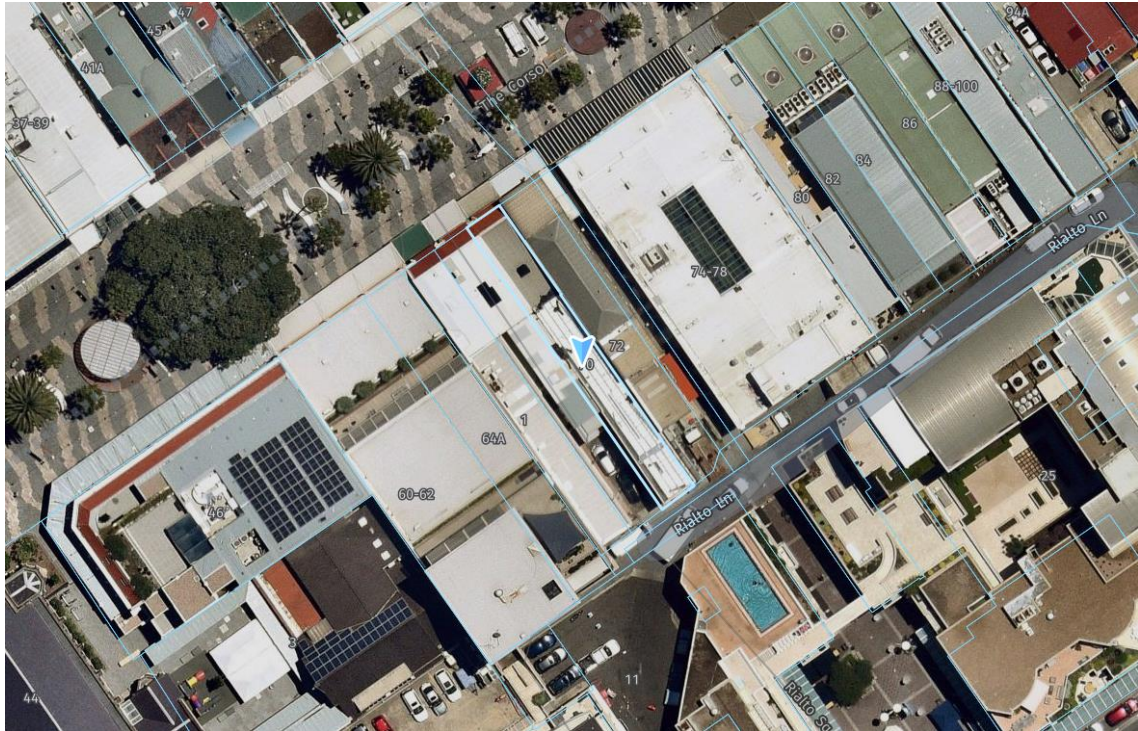
1.3 Nature of Development Application

Type of Development:	Permitted with Consent
Approval Type:	Development Permit
Proposed Use as Defined:	Recreation Facility (Indoor) and Business Identification Sign
Category of Assessment:	Permitted with Consent

1.4 Owner and Applicant Details

Applicant Name:	Ryder Shop and Office Fitting Pty Ltd
Owner:	Nasus Investments Pty Ltd
Contact Name:	PPLAN – Jeremy Hopkins
Phone:	07 3069 5795
Email:	town.planning@pplan.net.au

2.1 Aerial Photos



Site Locality (NearMaps – December 2021)



Streetview of the subject site from Rialto Lane towards the right with the scaffolding (NearMaps – December 2021)

2.2 Site Details

The subject site contains an existing double storey commercial building with frontage to The Corso and Rialto Lane, Manly. The building contains a ground floor retail space with pedestrian access from The Corso and Rialto Lane and three (3) first floor offices ranging in size between 38m² and 74.5m². The surrounding area is developed for commercial, entertainment and retail uses with a variety of buildings constructed predominantly during the first half of the twentieth century to present. Most buildings are two to three storeys in scale.

Manly Beach is located approximately 155m to the northeast of the subject site, whilst Manly Wharf is located approximately 300m to the southwest.

The signage pattern of the vicinity, especially along The Corso is predominantly awning and under-awning business identification signage.

Development Application Ref: REV2019/0075 was approved on 2 April 2020 to extend the ground floor built form to the boundary and the first floor above with a separate dedicated entry point off Rialto Lane with the provision of two internal parking spaces access from Rialto Lane. These works are currently nearing completion.

2.3 Pedestrian Access

The site has frontage to both The Corso and Rialto Lane with pedestrian access from both street frontages together with vehicular access from Rialto Lane. Pedestrian access to Level 1 is via Rialto Lane. Vehicular access into the existing building is via Rialto Lane.

2.4 Vegetation

The site has been cleared for commercial purposes. Street tree planning and other landscaping is located within the pedestrian mall being The Corso.

2.5 Topography

The site has a very gentle slope downwards towards the northeast.

2.6 Constraints

The site is not identified as affected by Class 4 Acid Sulfate Soils and is heritage listed (Local significance for group of commercial buildings) and within the Town Centre Conservation area.

3.1 Use of the land for a Recreation Facility (Indoor), internal fitout and Business Identification Sign

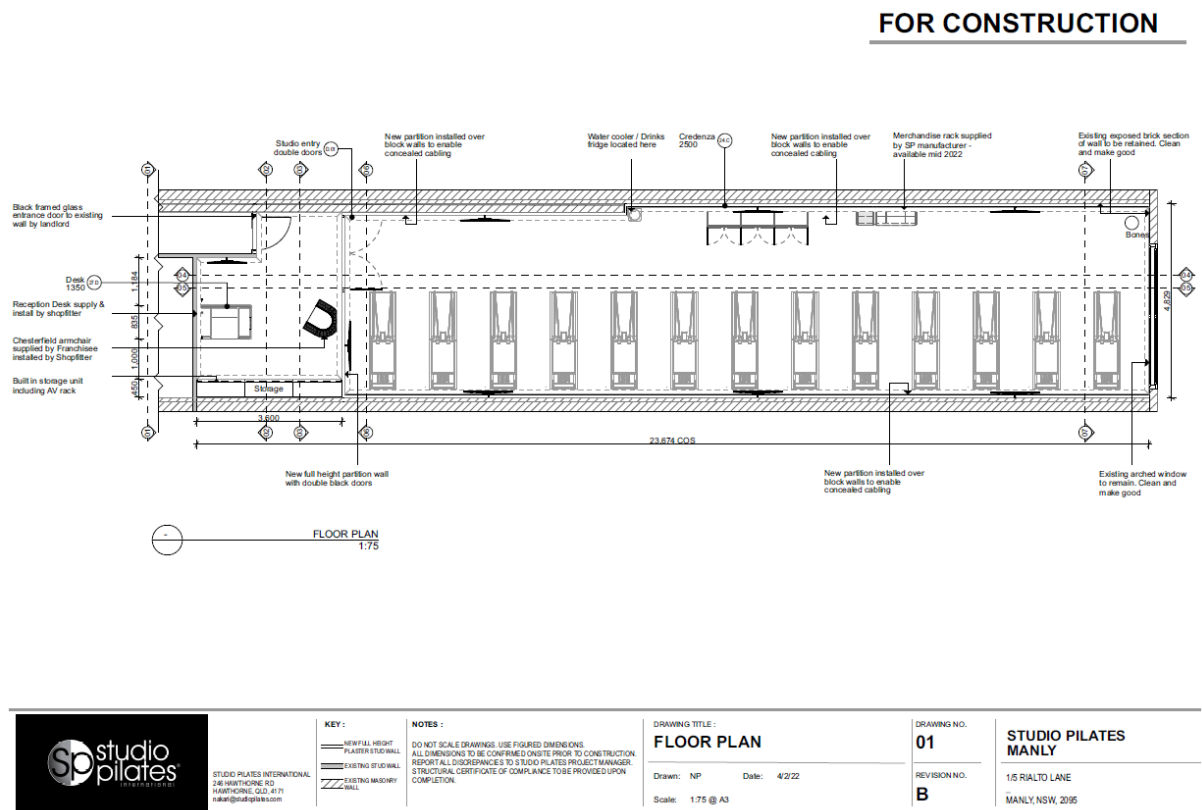
The application proposes the change of use from Office Premises to a Pilates Studio, which is categorised under the *Manly Local Environmental Plan 2013* as a 'Recreation Facility (Indoor)'. The application also includes the internal fitout to the first floor tenancy and a new non-illuminated top hamper sign to Rialto Lane.

As detailed on the accompanying development application plans, the internal layout to the first floor tenancy would include a reception area, and the Pilates Studio with thirteen (13) Pilates Reformers. The total gross floor area of the Pilates Studio would be approximately 74.5m².

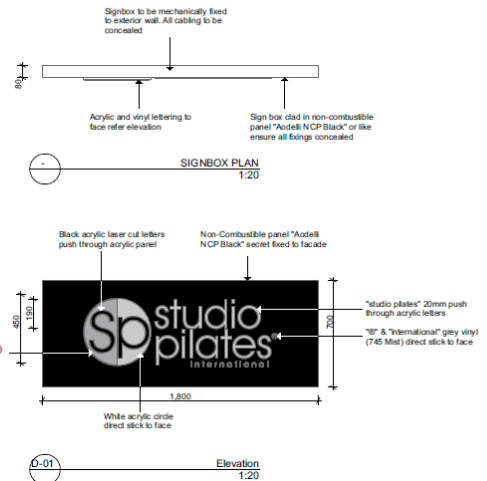
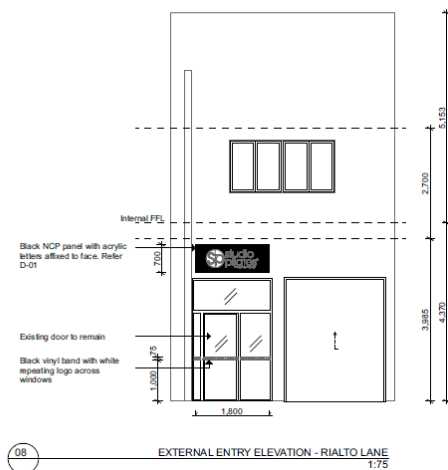
No alterations are proposed to the external elevations of the existing building.

A new top hamper sign is proposed to the Rialto Lane frontage, which will measure 1800mm in length, 700mm in height and project 80mm in depth off the building. The sign is not proposed to be illuminated and will have a black background with the name of the business (studio pilates international) in white lettering.

The Pilates Studio will operated anywhere between the hours of 6am to 7pm Monday to Friday and 7am to 12pm Saturday and Sunday, with a maximum of two (2) employees on site at any given time and fifteen (15) clients. Please find below images of the floor plan, elevations and internal perspective of the proposed Pilates Studio:

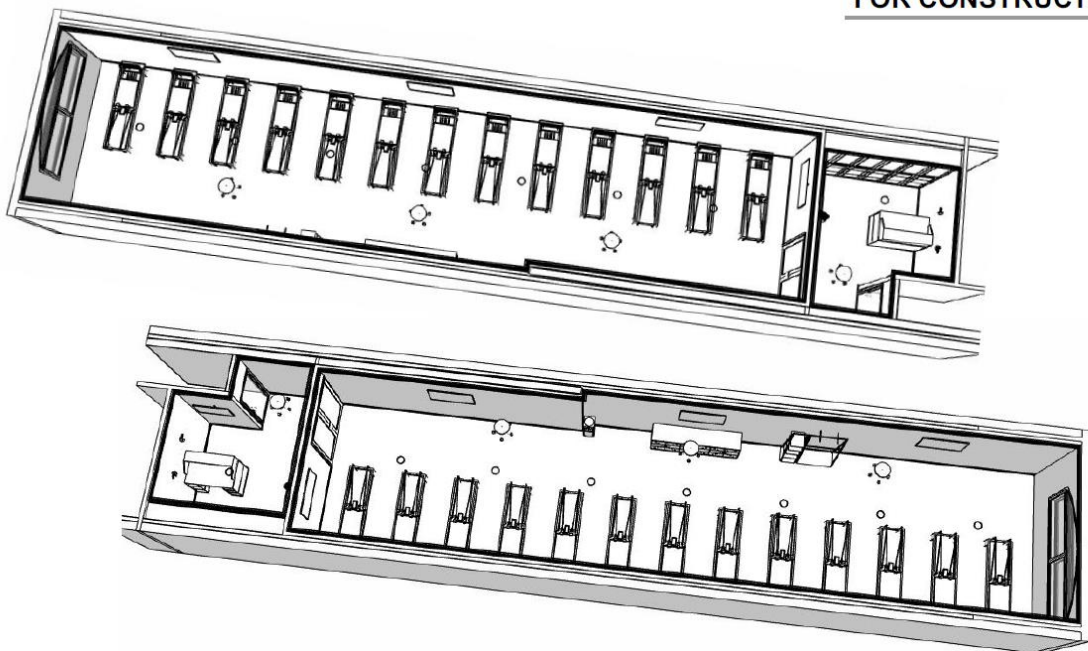


Proposed Floor Plan – Studio Pilates International



 <p>STUDIO PILATES INTERNATIONAL 248 WARTHORNE RD WARTHORNE, QLD 4171 nikan@studiopilates.com</p>	DRAWING TITLE :		DRAWING NO.	STUDIO PILATES MANLY
	EXTERNAL ELEVATION		10	
	Drawn: NP	Date: 4/2/22	REVISION NO.	
	Scale: 1:50 @ A3		B	

Proposed Elevation Plan – Studio Pilates International



 <p>STUDIO PILATES INTERNATIONAL 248 WARTHORNE RD WARTHORNE, QLD 4171 nalan@studiopilates.com</p>	DRAWING TITLE :		DRAWING NO.	STUDIO PILATES MANLY
	ISOMETRIC VIEWS		00D	
	Drawn: NP	Date: 4/2/22	REVISION NO.	
			B	

Internal Perspective – Studio Pilates International

4.0 TOWN PLANNING FRAMEWORK

4.1 *Environmental Planning and Assessment Act 1979*

The following matters must be taken into consideration pursuant to section 4 of the Act:

4.2 Any Environmental Planning Instrument

Instruments considered directly relevant to the proposal comprise the *Manly Local Environmental Plan 2013* and *State Environmental Planning Policy No. 64 – Advertising Signage*. See section 5 of this Statement.

4.3 Any Draft Environmental Planning Instrument

None.

4.4 Any Development Control Plan

See section 6 of this Statement.

4.5 The Environmental Planning and Assessment Regulation 2000

No specific provisions apply.

4.6 The Likely Impacts of the Development on the Natural and Built Environments and Social and Economic Impacts

See section 7 of this Statement.

4.7 The suitability of the Site for the Development

See section 8 of this Statement

4.8 Any Submissions

See section 8 of this Statement.

4.9 The Public Interest

See section 8 of this Statement.

5.1 *Environmental Planning and Assessment Act 1979*

State Environmental Planning Policy No. 64 – Advertising and Signage

5.2 *Manly Local Environmental Plan 2013*

5.2.1 *Land Use Table*

The land is zoned B2 Local Centre. The primary objectives is

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *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.*

The proposed use is defined as a Recreation Facility (Indoor) and Signage. Pursuant to the provisions of the *Manly Local Environmental Plan 2013*, both a Recreation Facility (Indoor) and Signage are permitted with development consent. The premises has been used in the past also as an Office Premises.

5.2.2 *Development Control Plan*

The Manly Development Control Plan 2013 is applicable to the proposed development. The following components are applicable:

- Part 3.2 – Heritage Considerations – See Section 6 of this Statement.
- Part 3.6 – Accessibility – See Section 6 of this Statement.
- Part 3.8 – Waste Management – See Section 6 of this Statement.
- Part 4.2 – Development in Business Centres – See Section 6 of this Statement.
- Part 4.4 – Other Development – See Section 6 of this Statement.
- Part 5.1 – Manly Town Centre Heritage Conservation Area – See Section 6 of this Statement.

5.2.3 *Miscellaneous Provisions*

Development within the Coastal Zone

The land is not affected.

Preservation of Trees or Vegetation

No vegetation will be removed as the site is clear of any vegetation.

Heritage Conservation

The land is listed (Local significance for group of commercial buildings) and within the Town Centre Conservation area.

Acid Sulfate Soils

The land is affected by Class 4 Acid Sulfate Soils.

Bushfire Hazard

The land is not affected.

Flooding

The land is not affected.

6.1 Manly Development Control Plan 2013

The Manly Development Control Plan 2013 is applicable to the proposed development. The following components are applicable:

- Part 3.2 – Heritage Considerations
- Part 3.6 – Accessibility
- Part 3.8 – Waste Management
- Part 4.2 – Development in Business Centres
- Part 4.4 – Other Development
- Part 5.1 – Manly Town Centre Heritage Conservation Area

Response to relevant provisions of Part 3.2 – Heritage Considerations

	Provisions	Planning Response
3.2.1	Consideration of Heritage Significance	The application is for the change of use to Recreation Facility (indoor) for a pilates studio, internal fitout and associated signage, which will not adversely impact on the significance of any nearby heritage items or conservation areas. It is also noted that the recent additions and alterations to the existing building has been carried out in accordance with Development Application Ref: REV2019/0075.
3.2.2	Alterations or Additions to Heritage Items or Conservation	The application is for the change of use to Recreation Facility (indoor) for a pilates studio, internal fitout and associated signage, which will not adversely impact on the significance of the heritage place. It is noted that the recent additions and alterations to the existing building has been carried out in accordance with Development Application Ref: REV2019/0075.
3.2.3	Fences for Heritage Items and Conservation Areas	N/a.
3.2.4	Setbacks of Garages and Carports for Heritage Items and Conservation Areas	N/a.
3.2.5	Exceptions to Parking Requirements and FSR Development Standards for Heritage Developments	N/a.

Response to Part 3.6 – Accessibility

	Provisions	Planning Response
3.6.1	Application of Legislation for Accessibility	The pedestrian access and internal layout will be designed to comply with AS 1428 Design for Access and Mobility and the BCA Clause 3.1.
3.6.2	Consideration of Exceptions and Standards to Access Requirements	N/a.
3.6.3	Certain Design Criteria	The pedestrian access and internal layout will be designed to comply with AS 1428 Design for Access and Mobility and the BCA Clause 3.1.

Response to Part 3.8 – Waste Management

	Provisions	Planning Response
3.8.1	Waste and Recycling Storage Areas	A waste management plan accompanies the development application and a private waste contractor collects the waste from the subject site.
3.8.2	Demolition and Construction Waste Management	No demolition work is proposed and any waste from the internal fitout will be removed from site to an appropriately licensed facility.
3.8.3	Composting	N/a. No green waste or food scrapes will be generated as part of the intended use.
3.8.4	Management of Commercial Waste	Council to review and condition accordingly.

Response to Part 4.2 – Development in Business Zones

	Provisions	Planning Response
4.2.1	FSR (Consideration of Exceptions including Arcades)	N/a. No changes to the floor space ratio are proposed.
4.2.2	Height of Buildings	N/a. No changes to the existing building height are proposed.
4.2.3	Setbacks Controls in LEP Zones B1 and B2	N/a. No changes to the existing siting or setbacks are proposed.
4.2.4	Car Parking, Vehicular Access and Loading Controls for all LEP Business Zones including B6 Enterprise Corridor	The recent development approval (Development Application Ref: REV2019/0075) provides two ground floor internal tandem car parking spaces for the subject site. No additional car parking spaces are capable of being provided on site.
4.2.5	Manly Town Centre and Surrounds	No external alterations to the existing building are proposed other than for new signage fronting Rialto Lane. It is also noted that the recent additions and alterations to the existing building has been carried out in accordance with Development Application Ref: REV2019/0075.
4.2.6	Balgowlah Local Centre	N/a.
4.2.7	Seaforth Local Centre	N/a.
4.2.8	Neighbourhood Centres	N/a.

Response to Part 4.4 – Other Development

	Provisions	Planning Response
4.4.1	Demolition	N/a. No demolition is proposed.
4.4.2	Alterations and Additions	N/a. No external alterations and additions are proposed.
4.4.3	Signage	Only one (1) top hamper sign is proposed to the Rialto Lane frontage, which will include content of the intended business only. The sign will be integrated into the architectural elements of the building, will not project greater than 80mm beyond the building alignment and will not extend below the level of the head of the doorway. The sign is not proposed to be illuminated.
4.4.4	Awnings	N/a. No new awnings or alterations to the existing awning is proposed.
4.4.5	Earthworks (Excavation and Filling)	N/a. No earthworks are proposed.
4.4.6	Child Care Centres	N/a.
4.4.7	Telecommunication Facilities	N/a.

4.4.8	Subdivision	N/a. No subdivision
4.4.9	Boarding Houses	N/a.

Response to Part 5.1 – Manly Town Centre Heritage Conservation Area and The Corso

	Provisions	Planning Response
5.1.1	General Character	The application is for the change of use to Recreation Facility (indoor) for a pilates studio, internal fitout and associated signage, which is not anticipated to adversely impact on the Character of Manly or the Manly Town centre Conservation area.
5.1.2	The Corso	The application is for the change of use to Recreation Facility (indoor) for a pilates studio, internal fitout and associated signage, which is not anticipated to adversely impact on the existing positive qualities of The Corso.

Response to Part Appendix B10.1 – Signage Assessment Criteria – SEPP No. 64 – Advertising and Signage

	Assessment Criteria	Planning Response
1	<p>Character of the area</p> <ul style="list-style-type: none"> • Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? • Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	The new signage (top hamper sign) is considered to be compatible and complementary to the existing signage along Rialto Lane and that of the Manly Town centre and surrounds.
2	<p>Special areas</p> <ul style="list-style-type: none"> • Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	The proposed signage will not distract from the amenity or visual quality of the heritage area.
3	<p>Views and vistas</p> <ul style="list-style-type: none"> • Does the proposal obscure or compromise important views? • Does the proposal dominate the skyline and reduce the quality of vistas? • Does the proposal respect the viewing rights of other advertisers? 	The proposed signage does not obscure or compromise important views, the skyline or reduce the quality of vistas.
4	<p>Streetscape, setting or landscape</p> <ul style="list-style-type: none"> • Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? 	The proposed signage is appropriate to the streetscape (Rialto Lane), adds to the visual interest of the laneway, and does not result in any clutter or protrude above buildings, structures or tree canopies.

	<ul style="list-style-type: none"> • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? 	
5	<p>Site and Building</p> <ul style="list-style-type: none"> • Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	The proposed signage is considered to be in scale with the building mass, does not distract from any of the architectural elements of the building and respects important features of the site.
6	<p>Associated devices and logos with advertisement and advertising structures</p> <ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	N/a.
7	<p>Illumination</p> <ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	N/a. The sign is not proposed to be illuminated or flood lit.
8	<p>Safety</p> <ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	The proposed signage will not result in any safety hazards.

6.2 Notification and Public Participation

The proposed change of use from Office Premises to Recreation Facility (Indoor) for a Pilates Studio, display of business signage and internal fitout should not require public notification as the intensity of the use is minor by virtue of a maximum of 15 clients only on site at any given time, the local centre zoning of the land and as the proposal complies with the requirements of the Manly Development Control Plan 2013 and would not result in any amenity impacts.

7.0 LIKELY IMPACTS OF THE DEVELOPMENT

The land is zoned for local centre purposes and the new Pilates Studio, internal fit out and signage is considered to be consistent with the intended use of the land, and will not result in any intensification of the use, or result in any signage clutter or adversely impact on the streetscape. The signage has been designed to complement the signage pattern of Rialto Lane and that of the broader Manly Town Centre commercial area. Hours of operation are seen as appropriate and the intensity of the use will not adversely impact on car parking demand within the vicinity.

8.0 OTHER MATTERS

8.1 Suitability of the site for development

The site has been developed for commercial purposes. The proposed change of use from Office Premises to a Recreation Facility (Indoor) for a Pilates Studio, internal fitout and signage is consistent with the intended purpose, as well as the zoning of the land. The Pilates Studio supports the objectives of the Local Centre to provide a range of retail, business, entertainment and community uses that serve the needs of people who live, work in and visit the local area.

8.2 Public Interest

The development of the site is consistent with the intended purpose of the zone and the standards contained in the Manly Development Control Plan 2013.

8.3 Public Notification

Council will address as part of the assessment of the development application.



PPLAN

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