

# urbaine architecture pty ltd

20<sup>th</sup> June, 2022

The General Manager  
Northern Beaches Council,  
725 Pittwater Road,  
Dee Why NSW 2099

Statement of Environmental Effects – Change of Use, Alterations and Additions to part of  
Approved Existing Mixed Use Development.

## **DEVELOPMENT APPLICATION**

No.70, The Corso, Manly. Rear – access from Rialto Lane.

### **1. INTRODUCTION**

*Statement of Environmental Effects – Change of Use. Alterations and Additions to Existing Mixed-Use Development.*

This document has been prepared as a component of a development application that proposes alterations and additions to the existing premises to create a second, separate retail space within the ground floor of the current approved design. This will be used for health services – consisting of infra-red saunas and associated support rooms.

There is no impact on the heritage significance of the existing building.

In preparation of this document, consideration has been given to the following statutory planning documents:

- Manly Local Environmental Plan 2013;
- Manly Development Control Plan, 2013;

Architectural drawings including the ground floor plan, sections and elevations have been prepared in relation to the development proposed. The application is also accompanied by a site analysis, survey plan, Statement of Heritage Impact (from the previous DA for the entire building) and a schedule of finishes.

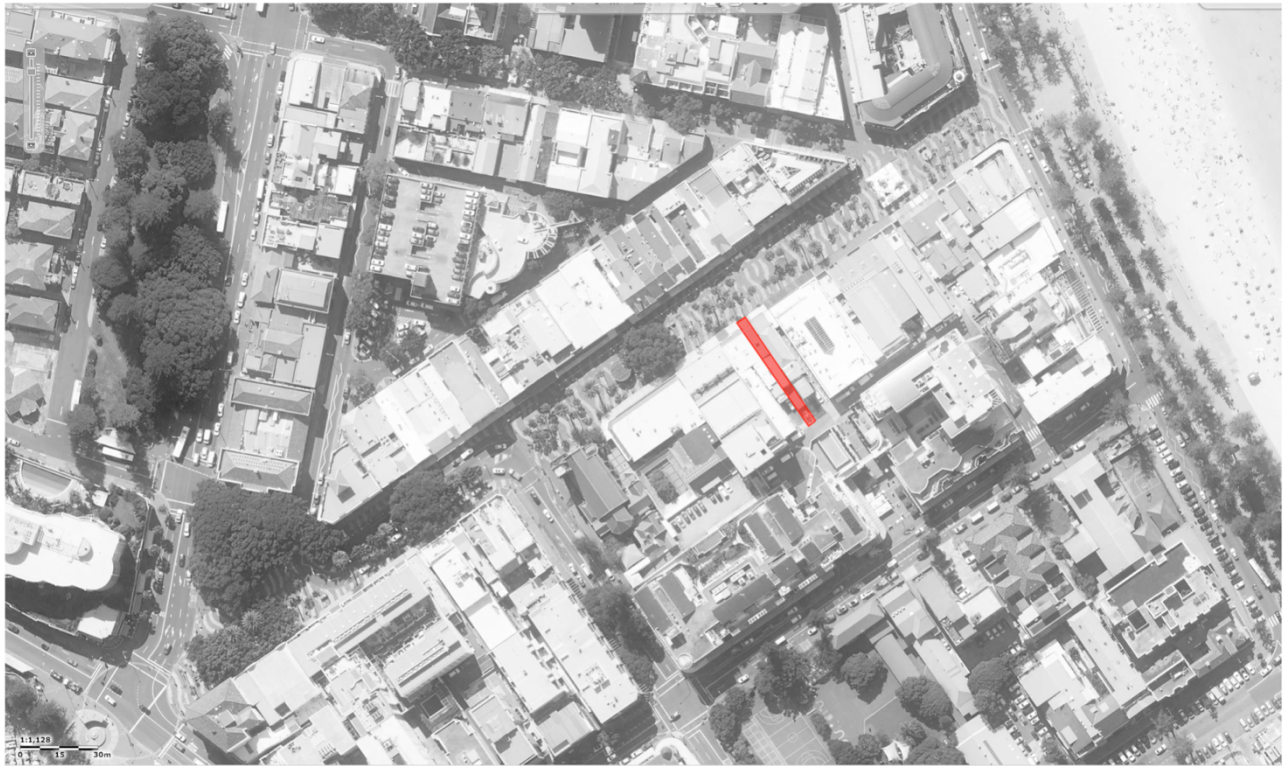
The proposal is permissible and in conformity with the intent of the development standards contained within Manly Local Environmental Plan 2013 as they relate to this form of development on this particular site and the built form guidelines contained within Manly Development Control Plan, 2013. The building use classification, as described within the MANLY LEP 2013 / Land Use Table / Zone B2 Local Centre / 3: Permitted with consent, would be as a Recreation Facility (indoor), being a permitted use within the LEP.

It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

### **2. SITE DESCRIPTION AND LOCATION**

The overall site is located on the Southern side of The Corso, which falls within the Corso Conservation Area. The specific area, to which this application relates, is the ground floor southern portion of the approved development, accessed from Rialto Lane.

This area is characterised by 2 to 4 story buildings generally built boundary to boundary. To the south of the site, across Rialto Lane, is the 25m high Peninsular Development, comprising mixed residential and retail uses. The ground level opposite the lane comprises car park access drive, blank wall, electrical plant and air con ventilation. The overall subject site is legally described as Lot N in DP321706, No. 70 The Corso, Manly. The site is generally rectangular in shape having a primary frontage of 5.105 metres to The Corso, secondary frontage of 5.11 metres to Rialto Lane and a depth of 44.01 metres. The overall site has an area of 224m<sup>2</sup> and has a negligible fall across the site. The dimensions of the site to which this application applies is approximately 5.11m x 20.825m, representing an area of approximately 106.4sqm.



contextual site location

70, the corso, manly

Aerial Location Plan – full site

The site was previously occupied by a one and two storey semi-detached brick shop and residence, containing a ground floor retail tenancy and a first floor residential flat. Access to the first floor tenancy was obtained from Rialto Lane, with internal access provided from the retail area and then to the roof.

Following the approval of the original Development Application: DA2019/0351 and Construction Certificate: CC2021/0338 work is nearing completion on this component of the project.

The adjoining properties are occupied by 1, 2 and 3 storey mixed use developments, with pitched and parapeted roof forms facing The Corso. The rear of the subject property fronts Rialto Lane, from which garbage collection and servicing occurs. Photographs depicting the site context and the established built form and streetscape circumstances are shown below,





Existing building in context

The site is located within the heart of the Manly Town Centre, which provides a range of retail and commercial services and is known for its vibrant café and restaurant precinct. The site is located within immediate proximity of the Manly Wharf from which regular ferry services operate to the Sydney CBD. Bus services are also available providing access to other key centres within the Northern Beaches and the Lower North Shore.

### 3. HISTORY OF APPROVALS

DA 2019/0351 Approved.

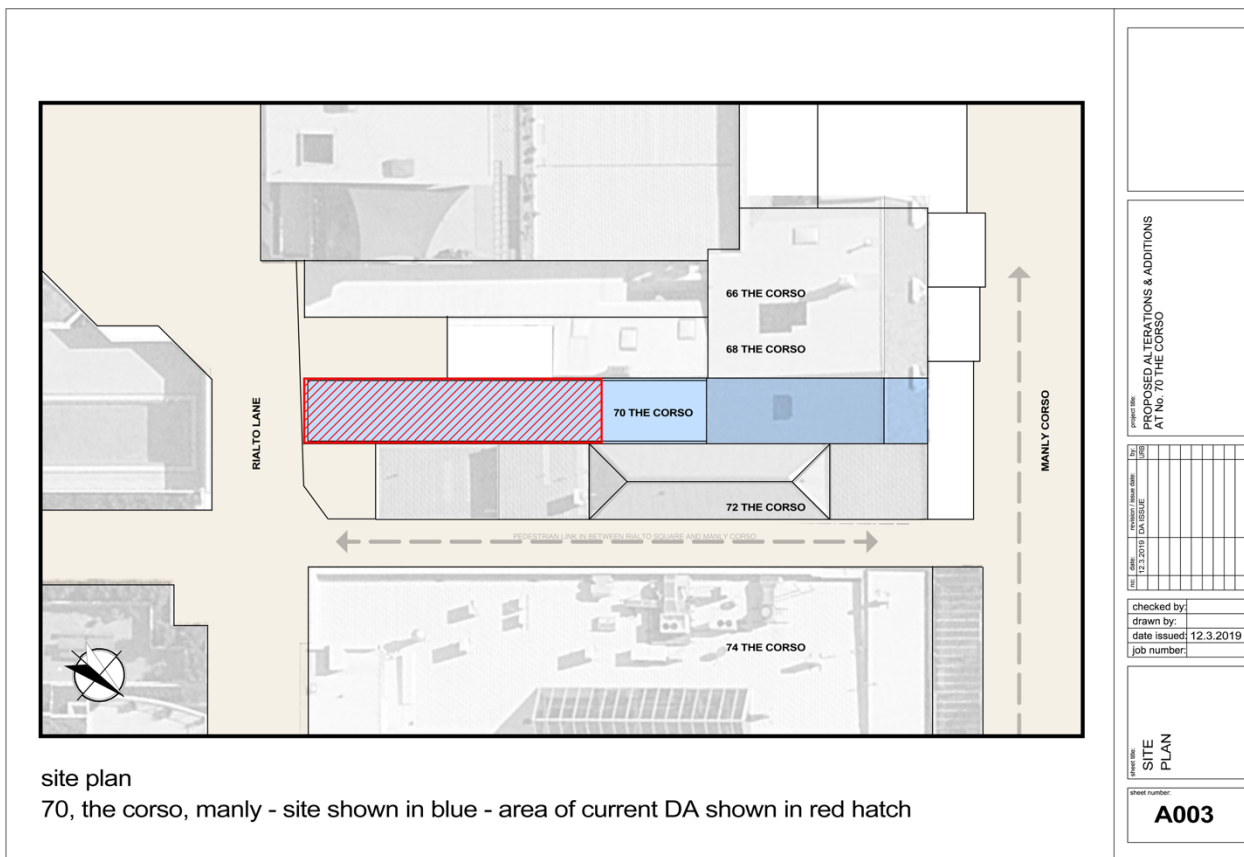
### 4. THE PROPOSAL

This current application seeks development approval for a separation of the ground floor retail area to create 2 separate tenancies, including a change of use to the rear tenancy, fronting Rialto Lane. No changes are proposed to the upper level. This DA relates to the rear tenancy, facing Rialto Land to the south. It is for the provision of a health and wellness facility, comprising a number of self-contained infra-red sauna rooms and associated showering facilities. There will be a reception area and small retail component upon entry to the tenancy.

The proposed works involve the construction of stud walls within the vacant area to create five cubicles, each containing one infrared sauna unit. The largest sauna cubicle has its own shower contained within. The other 4 are serviced by 2 separate showers.

Additionally, there is a separate kitchen / laundry. Bathroom and waste room. The floor will be raised for shower drainage and the cubicle walls will not extend to the ceiling.

The front portion of the shop, facing Rialto Lane, consists of a retail space with curved service counter.



This is in line with the Council's intention to activate Rialto Lane with retail activities, as has already occurred in a number of locations.

The redevelopment of the rear of the property will improve the streetscape to the lane and as viewed from the residential building behind by giving it a new, more integrated facade.

### 5. LOADING DOCK

Provision of a dedicated loading dock is not considered necessary for the proposed property

## 6. RIALTO LANE ACTIVATION

The laneway has recently been paved and converted into a shared pedestrian / vehicle laneway. New entries with offices over have been created at the rear of 64 the Corso (Humphrey's) and 92 the Corso (construction nearly complete). No. 80 already has a residential entry of the lane.

This has resulted in increased pedestrian movement throughout the Lane.

The DCP CI 15.18 states:

*Development to the rear of properties fronting The Corso will also have an impact on the character and pedestrian scale of either Market Lane or Rialto Lane. The design of such development is to be consistent with the relevant provisions of the Manly Town Centre Urban Design Guidelines.*

The intention of the Manly DCP, 2013, is to address issues of public and private built form and the public domain to:

- protect the environmental qualities of Manly
- maintain human scale to its urban environment
- protect its historic character and public spaces
- provide protection and assure improvement of pedestrian amenity for residents and visitors.

## 7. BUILDING OPERATION

Hours of operation would be 7am to 9pm daily. Access to the commercial office space is already approved as available on a 24 hour basis. Staff and operational details have been provided to Council.

## 8. HERITAGE STATEMENT

Statement of Significance

Exceptional Vista Axis along the Corso. High to moderate

Local vistas to facades Moderate

The site's general association to the Corso. Moderate

The site as part of a cohesive group of buildings facing the Corso. Little or no significance

The subject site and relationship to Rialto Lane Intrusive Nil

The proposal does not impact on the Corso façade and as such a Heritage Statement is not warranted. However, the original Heritage Assessment is attached for reference.

Manly Local Environmental Plan 2013 Clause 2.8 Land Use Table Part 2

The proposal is categorised as Building Type 422 – Healthcare buildings not elsewhere classified.

### 5.1.2 The Corso

5.1.2.2 Internal changes are important

No changes are proposed for the top floor or any other shops/areas. The proposed works involves the construction of stud walls within the vacant area to create five cubicles, each containing one infrared sauna unit and one shower enclosure. The floor will be raised for shower drainage and the cubicle walls will not extend to the ceiling.

- a) The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street.  
The heritage assessment will advise on the significance of any internal fabric.
- b) Where internal alterations are proposed:
  - i) floor levels and the layout of activities are to retain a logical relationship with the

- window, door and balcony openings of the street façade;
- ii) floor levels are to be maintained adjacent to first floor windows and other openings; and
- iii) architectural organisation of interiors must relate to the building facade.

5.1.2.3 Significance is more than the depth of a façade: thus new development is to be to the rear. New development to existing buildings, where permitted, will predominantly be to the rear. The heritage assessment will be able to advise on the necessary setback for any new development. This will vary from property to property but at minimum will be the depth of the first room or shop space.

## 9. CONCLUSION

The proposed change of use to the ground floor at the rear of the site, fronting Rialto Lane, will have minimal impact on the amenity of the area. It will revitalise the laneway and is consistent with Council's programme to revitalise laneways. The scale, nature of the proposal and hours of operation will prevent any adverse impact on the Peninsula apartments residences.

Council's approval is therefore sought.

A handwritten signature in black ink, appearing to read 'John Aspinall', with a stylized, cursive script.

John Aspinall, Director, Urbaine Architecture.