

STATEMENT OF ENVIRONMENTAL EFFECTS

Change of Use to a
Business Premises
(Laundromat) with
Ancillary Food and
Drink Premises; Fitout
Works and Signage

Shop 1, 13 The Corso,
Manly

Suite 1, 9 Narabang Way Belrose NSW 2085

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Statement of Environmental Effects

Change of Use to a Business Premises (Laundromat) with Ancillary Food and Drink Premises; Fitout Works and Signage

Shop1, 13 The Corso, Manly

Prepared under instructions from

Bubble Box

By **William Fleming**

BS, MPLAN
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Suite 1/9 Narabang Way
Belrose NSW 2085

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April 2021

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ANNEXSURE A: SYDNEY WATER CORRESPONDANCE

1 Introduction

This statement has been prepared as part of the supporting documentation for a Development Application in relation to a change of use, fit-out works and signage in relation to the existing commercial premises at 13 The Corso, Manly.

The proposed use is for a laundromat with a coffee shop component. The coffee shop component will primarily be focused on coffee/drinks with some pre-packaged food also available. No commercial kitchen is proposed or required for the premises. The intent is to provide customers with a coffee/drink while waiting for their laundry.

In addition to the Statement of Environmental Effects, the following also accompanies the application:

- Floor plan by Studio Alphaplus;
- Signage Plan by Alphaplus;

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

- Environmental Planning and Assessment Act, 1979;
- Manly Local Environmental Plan 2013 and
- Manly Development Control Plan 2013
- State Environmental Planning Policy No. 64 – Advertising and Signage

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the proposed use and associated works.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.
- The proposed works do not adversely impact on the heritage significance of the town centre heritage conservation area or the heritage item itself, which forms part of a group of heritage items fronting the Corso.

2 Site Analysis

2.1 Site Description and Location

The site is identified as being within lot 1, DP 88842, shop 1, 13 The Corso, Manly. The building contains a mix of various retail and commercial uses. The subject shop is located on the ground floor and has a direct frontage to the Corso and secondary frontage to the arcade walkway which connects to Market Lane.

A location map is included in **Figure 1**.

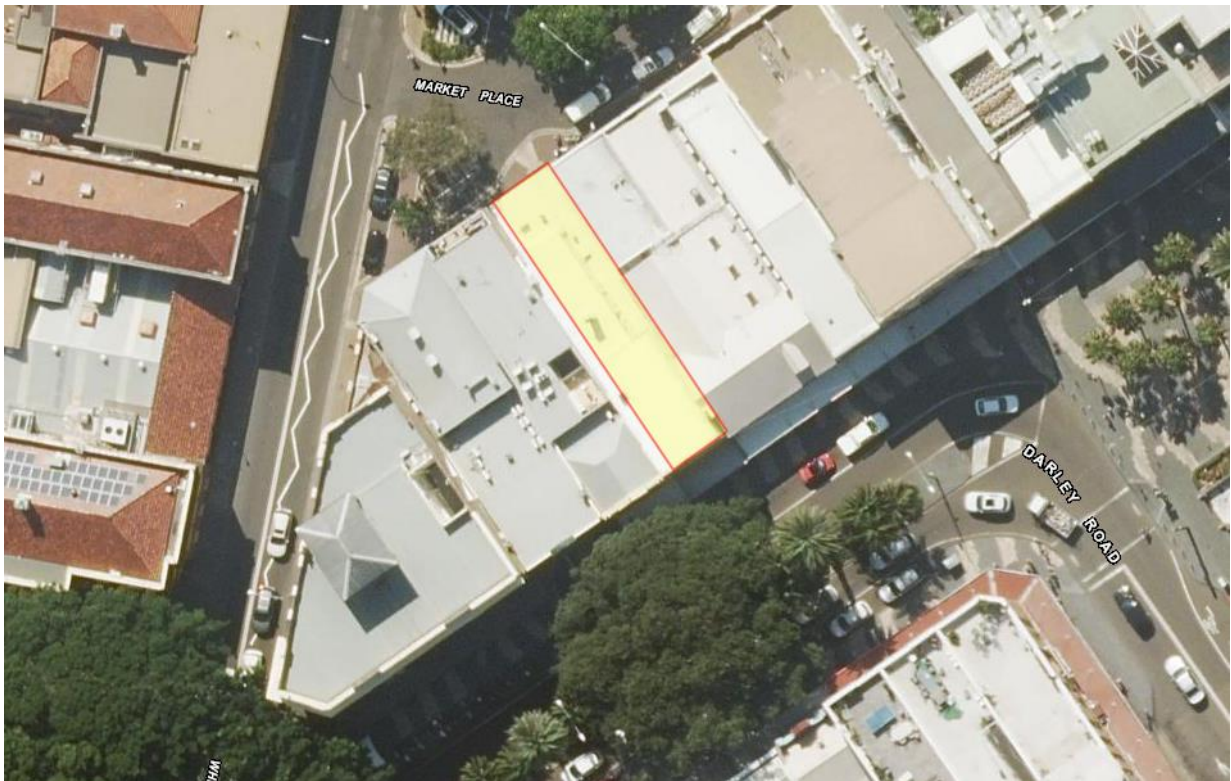


Figure 1: Site Location Map (Source: Six Maps)

The subject shop premises has been heavily modified over time and does not contain any heritage features. The shop is located at the rear of the building fronting Market Lane, some distance away from the heritage listed Corso. A pedestrian arcade bounds the shop to the eastern side providing a direct connection to

The site is located in Manly Town Centre which contains a mixture of retail, restaurant and café, pubs and bars and commercial office uses. The site is located towards the western end of the heritage listed Corso. Northern Beaches Council, Manly Courthouse and Police Station are located to the west of the site with Manly Wharf area located in close proximity to the south west.

The site is identified as being within a heritage conservation area “Manly Town Centre” and the building being a general heritage item (group of commercial buildings) fronting the Corso. It is also mapped as within a scenic protection area.

3 Description of Development

3.1 Details of the Proposed Development

The Development Application comprises the use, fit-out works and signage in relation to at 13 The Corso, Manly.

The fit-out works specifically comprise the installation of washers and dryers, serving bar with sink and signage. The north east facing window to the Corso frontage are to be replaced with sliding windows with new bench seating to access the view of the Corso. The existing lightbox signage on the Corso is to be replaced with new business identification and small lightbox proposed to the arcade frontage above the new door. Signage details are provided within the architectural drawings.

The café will be open from 6.30am - 9pm. The café will employ 4 – 5 staff working at any one time.

All waste will be stored within the premises with a private contractor to provide commercial waste collection as required.

Sydney Water has also been engaged by the business owners with regard to the discharging to trade waste. Sydney Water has indicated that a cooling pit would not be required with the machines proposed to be used. The machines can be fixed at a temperature of 37 degrees and considered acceptable in this instance. That correspondence with Sydney Water is provided with this application.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

4.1 Manly Local Environmental Plan 2013

4.1.1 Zoning and Permissibility

The subject site is Zoned B2 Local Centre. The objectives of the B2 Local Centre are as follows:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, 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 proposal is for a laundromat with coffee shop. The specific uses would fall under a business premises and a food and drink premises, respectfully, which are both a type of commercial premises. Commercial premises are permissible with consent in the zone.

4.1.2 Floor Space Ratio

The proposed development is for a change of use and associated fit out works. In that regard, there is no change to the existing gross floor area of the unit.

4.1.3 Foreshore Scenic Protection

The site is mapped as being within the foreshore scenic protection area which objective is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly. The proposed business makes no change to the external built form the building and is not visible from the Manly Foreshore.

4.1.4 Active Street Frontages

Pursuant to clause 6.11 (5) a building has an *active street frontage* if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail

premises. The proposed café is located on the ground floor and is defined as a retail premises and therefore has an active street frontage.

4.1.5 Heritage Impact Assessment

The subject site is mapped as being within a Heritage Conservation Area "Town Centre" with the building identified as a General Heritage Item (group of commercial buildings on the Corso). The group of commercial buildings are listed in schedule 5 of the LEP.

Consent is required in relation to clause 5.10 (2(a)) which states:

demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,*
- (ii) an Aboriginal object,*
- (iii) a building, work, relic or tree within a heritage conservation area,*

Clause 5.10 (2(b)) states that:

altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item

The Heritage Listing Description for The Corso states:

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

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.

It has a cohesive character resulting from 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.

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 fig trees survive.

The shop is located at the ground floor of the building fronting The Corso and the pedestrian arcade connecting to Market Place. The shopfront has been heavily modified over time. The Corso streetscape and its special qualities are of major significance and the proposed works do not affect the buildings presentation to the Corso.

The works are predominately confined to internal fit-out works and external alterations to the glazed shopfront to install sliding windows and associated benchtop seating area. A new aluminium door to a non-structural wall frontage the arcade will not impact on the presentation to the Corso. It provides for an activated street frontage and increase visual amenity for patrons and the general public. The proposed shop does not significantly alter the existing façade of the building facing the Corso with the exception of converting the fixed north east facing window to sliding windows with bench seating. The proposal maintains the existing heritage value of the group of commercial buildings facing the Corso and the conservation area generally.

The proposed internal works do not involve any structural works. The internal fit out has been designed to maximise the active street frontage to the Corso with the laundromat located at the rear of the premises. The internal works will not adversely impact on the heritage value of the building or the conservation area.

The proposed business maintains the good level of pedestrian protection to both the Corso and arcade. The design enhances the amenity of the space for pedestrians by providing large sliding windows to the north east facing window to the shopfront to maximise the general amenity and heritage qualities of the area.

4.1.6 Design Excellence

The objective of this clause is to deliver in Manly the highest standard of architectural and urban design of buildings and public spaces. This clause applies to businesses in the B2 Local Centre Zone.

The proposed business includes some external alterations to the glazed shop front and includes the installation of sliding windows allowing for benchtop seating to allow patrons to look out onto the Corso and the arcade. It will maintain and enhance the streetscape quality of the Corso and allows patrons to take in the existing built form vista. The inclusion of a coffee shop component at the front of the premises ensures that the premises presents as a vibrant and active business to the Corso while screening the laundromat service which is located towards the rear of the premises.

4.2 Manly Development Control Plan 2013

The relevant provisions of the Manly Development Control Plan 2013 in relation the proposed works are detailed as follows:

4.2.1 Townscape (Local and Neighbourhood Centres)

The following design principles and requirements at paragraphs should be achieved in all development involving the erection of a new building or external alterations to an existing building in order to:

- *maintain and enhance the townscape of the former Manly Council area's LEP Business Zones:*
- *achieve the townscape objectives of this plan; and 21 Manly Development Control Plan 2013 Amendment 11 - last amended 28 August 2017*
- *consider that the development exhibits design excellence in accordance with considerations of LEP clause 6.13(4) (as a statutory consideration for land in Zone B2 Local Centre and as a DCP consideration in other zones)*

The proposed business maintains and enhances the existing townscape along The Corso and associated arcade. This has been addressed in Section 4.1.5 of this report.

4.2.2 Design for Townscape

Pursuant to Clause 4.2.5.1 Council must be satisfied that the design of any development (not just heritage listed buildings) has given due attention to the site's position within, and the developments contribution to the overall existing and future townscape quality of the Manly Town Centre and surrounds.

The design of the business and its proposed shop front will enhance the streetscape by providing a visually interesting design that incorporates both indoor and outdoor elements by installing large sliding windows with bench seating, which also activate the street frontage.

4.2.3 Signage

The proposed application includes the replacement of the existing under awning sign and a proposed small lightbox to the arcade. The existing under awning signage is to remain the same dimensions and location along the Corso. Details of the signage are provided within the architectural set.

Pursuant to Clause 4.4.3 of the DCP, the proposed replacement lightbox signage is considered to be sympathetic to the heritage significance of the building and conservation area. The signage directly advertises the business which is proposing to occupy the premises. The signage will not result in any unacceptable levels of glare or light spillage and will not impact on any residential properties.

4.2.4 Manly Town Centre Heritage Conservation Area and The Corso

The proposed fit out enhances both the shop front and the secondary frontage of the arcade walkway by utilising sliding windows to create social and comfortable urban spaces. The shop front maximises its vista towards the Corso.

4.3 State Environmental Planning Policy No.64 – Advertising and Signage

SEPP 64 aims to ensure that signage (including advertising) is:

- i. *is compatible with the desired amenity and visual character of the area;*
- ii. *provides effective communication in suitable locations and;*
- iii. *is of high quality design and finish.*

SEPP 64 applies to all signage that can be displayed with or without development consent and is visible from any public place or reserve. An assessment pursuant to Schedule 1 of the SEPP in relation to the installation of the proposed floodlights to the approved signs are outlined in the table below as follows.

Consideration	Comment	Compliance
1. Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The signage provides for replacement under awning business identification signage. The use of the premises as proposed is a use permissible in the zone and the outcome proposed is consistent with the objectives and character of the zone attributable to the land.	YES
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed business signage is consistent signage in the locality.	YES
2 Special areas		

Consideration	Comment	Compliance
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 site is located within a heritage conservation area and is identified as a heritage item. The proposal includes replacement lightbox signs consistent with signage in the conservation area.	YES
3 Views and vistas		
Does the proposal obscure or compromise important views?	The signage will not obscure or compromise any important views.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	The signage will be fixed to the existing building and will not obscure or compromise any important views or vistas or detrimentally impact or dominate the skyline.	YES
Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not restrict the viewing rights of other advertisers.	YES
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The existing scale and dimensions of the signage to the Corso is to be maintained with only the	YES

Consideration	Comment	Compliance
	business identification to the be changed.	
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage is considered to be in keeping with the character and scale of signage within the local area.	YES
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	N/A.	N/A
Does the proposal screen unsightliness?	N/A	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above any buildings, structures or tree canopies in the area.	YES
Does the proposal require ongoing vegetation management?	The proposal does not require any ongoing vegetation management.	N/A
5 Site and building		
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?	The dimensions, scale and location of the signage to the Corso is to be maintained as per existing. The only change is the business identification.	YES
Does the proposal respect important features of the site or building, or both?	The proposed signage is situated on the existing building and	YES

Consideration	Comment	Compliance
	respects the important features of the building.	
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is considered to represent an appropriate solution to the tenants need to provide business advertising signage and is considered to be sympathetic to the building.	YES
6 Associated devices and logos with advertisements and advertising structures		
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	N/A
7 Illumination		
Would illumination result in unacceptable glare?	No the proposed lightbox sign will not result in unacceptable glare or illumination.	Yes
Would illumination affect safety for pedestrians, vehicles or aircraft?	No the illumination will not affect safety for pedestrians, vehicles or aircraft.	Yes
Would illumination detract from the amenity of any residence or other form of accommodation?	There are no residences within close proximity of the signage. The premises is located within a commercial centre.	Yes

Consideration	Comment	Compliance
Can the intensity of the illumination be adjusted, if necessary?	Yes it can be adjusted.	Yes
Is the illumination subject to a curfew?	No the illumination is not subject to a curfew.	N/A
8 Safety		
Would the proposal reduce the safety for any public road?	The proposed signage will not reduce the safety of any public road.	YES
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed signage will not reduce the safety for pedestrians or bicyclists.	YES
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will not reduce the safety or obscure sightlines from public areas for pedestrians.	YES

4.4 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as Amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any planning instrument

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Manly Development Control Plan.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

(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 Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) Any development control plan

Manly DCP applies.

(iiia) 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

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(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,

Context and Setting

i. What is the relationship to the region and local context in terms of:

The scenic qualities and features of the landscape

The character and amenity of the locality and Streetscape

The scale, bulk, height, mass, form, character, density and design of development in the locality

The previous and existing land uses and activities in the locality

The proposed works are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *What are the potential impacts on adjacent properties in terms of:*

Relationship and compatibility of adjacent land uses?

sunlight access (overshadowing)

visual and acoustic privacy

views and vistas

edge conditions such as boundary treatments and fencing

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

Travel Demand

dependency on motor vehicles

traffic generation and the capacity of the local and arterial road network

public transport availability and use (including freight rail where relevant)

conflicts within and between transport modes

Traffic management schemes

Vehicular parking spaces

N/A

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to service the property.

Flora and Fauna

N/A

Waste Collection

Normal waste collection will apply. Commercial contractors to be used when necessary.

Natural hazards

N/A

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period and within the business itself.

Site Design and Internal Design

Is the development design sensitive to environmental considerations and site attributes including:

size, shape and design of allotments

The proportion of site covered by buildings

the position of buildings

the size (bulk, height, mass), form, appearance and design of buildings

the amount, location, design, use and management of private and communal open space

Landscaping

These matters have been discussed in detail earlier in this report. The potential impacts are minimal and within the scope of the general principles, desired future character and built form controls.

How would the development affect the health and safety of the occupants in terms of:

lighting, ventilation and insulation

building fire risk – prevention and suppression

building materials and finishes

a common wall structure and design

access and facilities for the disabled

likely compliance with the Building Code of Australia

The proposed development will comply with the provisions of the Building Code of Australia as required by Clause 98 of the Environmental Planning and Assessment Regulation 2000. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

What would be the impacts of construction activities in terms of:

The environmental planning issues listed above

Site safety

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

Does the proposal fit in the locality

Are the constraints posed by adjacent development prohibitive

Would development lead to unmanageable transport demands and are there adequate transport facilities in the area

Are utilities and services available to the site adequate for the development

Are the site attributes conducive to development

The site is located in an established commercial local centre area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The architect has responded to the client brief to provide for a dwelling of design merit that provides a high level of amenity for the future occupants whilst appropriately addressing the sites setting and maintaining the amenity of the nearby residential properties. The development will provide a quality built form outcome on the site.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

5 Conclusion

Having assessed the detail of the application against the applicable statutory considerations we have formed the considered opinion that the proposed use is permissible with consent in the B2 Local Centre zone. It is consistent with the zone objectives and statutory considerations applicable to commercial premises.

The proposed use and fit-out works, shopfront alterations and signage will not adversely impact on the heritage value of the building or the significance of the heritage conservation area in general.

The proposed use will not give rise to any adverse environmental or residential amenity consequences. Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

ANNEXSURE A: SYDNEY WATER CORRESPONDANCE

**RE: [External] Re: Sydney Water Trade Wastewater Application - Tap In # 1080144 - 13
The Corso, Manly 2095**

MCILWAIN, JOHN <JOHN.MCILWAIN@sydneywater.com.au>

Thu 25/03/2021 8:54 AM

To: 'jonathon ung' <bayonplumbing@gmail.com>; Bubble Box <hello@bubblebox.com.au>; dblyton@aqualogic.com.au <dblyton@aqualogic.com.au>

Hi Jade

With this information provided, Sydney Water will give approval to discharge Trade waste .
To meet the approval, the following will be installed

- Lint trap
- Backflow prevention device installed at the water meter

Please advise when works will be completed for a validation inspection

Regards

John McIlwain

Business Customer Representative

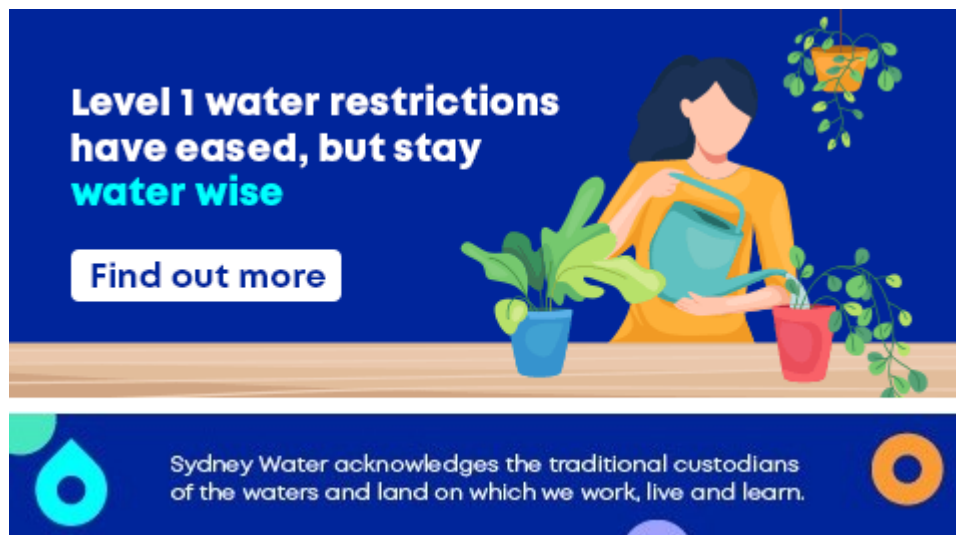
Customer Service

Sydney Water, Level 7, 1 Smith Street, Parramatta NSW 2150



Mobile: 0408 607 231

john.mcilwain@sydneywater.com.au





From: jonathon ung <bayonplumbing@gmail.com>

Sent: Wednesday, 24 March 2021 2:59 PM

To: Bubble Box <hello@bubblebox.com.au>; dblyton@aqualogic.com.au; MCILWAIN, JOHN
<JOHN.MCILWAIN@sydneywater.com.au>

Subject: Re: [External] Re: Sydney Water Trade Wastewater Application - Tap In # 1080144 - 13 The Corso, Manly 2095

Hi all,

Jade's hot water system for bubble box will be tempered to a maximum of 37 degrees Celsius. All hot water fixtures will be supplied at this temperature from a Rinnai 32 instantaneous hot water heater. My License number is 342343C. Please contact me if you have any questions or concerns on 0435012856.

Thanks

On Tue, 23 Mar 2021 at 3:21 pm, Bubble Box <hello@bubblebox.com.au> wrote:

Thanks for sending across that information, Daniel.

I've also looped in our plumber Jonny Ung from Bayon Plumbing who will be carrying out the work for 13 The Corso, Manly.

Jonny will be upgrading and installing our hot water system which will include a tempering valve.

Jonny will come back with confirmation and product details.

Regards,
Jade Randall
0421 696 796

From: Daniel Blyton <dblyton@aqualogic.com.au>

Sent: Tuesday, 23 March 2021 1:41 PM

To: Bubble Box <hello@bubblebox.com.au>; MCILWAIN, JOHN <JOHN.MCILWAIN@sydneywater.com.au>
Subject: RE: [External] Re: Sydney Water Trade Wastewater Application - Tap In # 1080144 - [13 The Corso, Manly](#) 2095

Hi John,

Please see attached programming manual for the washers intended for site, we can set all programming for the desired temperatures as requested.

Programming can also be locked so that no interference with this can occur.

Temperature sensors are fitted inside each machine in order to regulate the water inside to maintain this setting during the wash process.

If you would like any further information, please don't hesitate to contact me.

Regards,

Daniel

Daniel Blyton
Operations Director

dblyton@aqualogic.com.au

1300 222 119



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please delete this communication as you must not use or disclose any information contacted herein.
The Aqualogic logo is a registered trademark of Laundry Systems Group Pty Limited.

From: Bubble Box <hello@bubblebox.com.au>
Sent: Monday, 22 March 2021 4:07 PM
To: MCILWAIN, JOHN <JOHN.MCILWAIN@sydneywater.com.au>
Cc: Daniel Blyton <dblyton@aqualogic.com.au>
Subject: Re: [External] Re: Sydney Water Trade Wastewater Application - Tap In # 1080144 - [13 The Corso, Manly](#) 2095

THIS EMAIL ORIGINATED FROM OUTSIDE OF THE COMPANY

Thanks John!

I'll call Daniel now and have the information over to you shortly.

From: "MCILWAIN, JOHN" <JOHN.MCILWAIN@sydneywater.com.au>

Date: Monday, 22 March 2021 at 3:18 pm

To: Bubble Box <hello@bubblebox.com.au>

Cc: "'dbblyton@aqualogic.com.au'" <dbblyton@aqualogic.com.au>

Subject: RE: [External] Re: Sydney Water Trade Wastewater Application - Tap In # 1080144 - [13 The Corso, Manly 2095](#)

Hi Jade

Thank you for the information

Our technical specialist has ask for more information from Aqualogic on how the water temperature will meet the desire 37 degrees .

I have CC Daniel Blyton from Aqualogic , who I have been advised can provide this information .

Please can you discuss this matter with Daniel

Regards

John McIlwain

Business Customer Representative

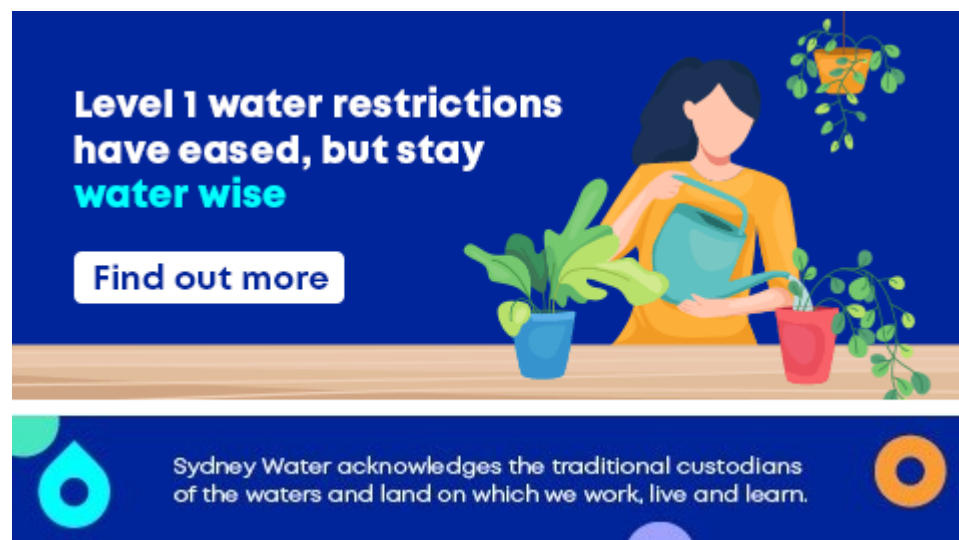
Customer Service

Sydney Water, Level 7, [1 Smith Street, Parramatta NSW](#) 2150

Sydney
WATER

Mobile: 0408 607 231

john.mcilwain@sydneywater.com.au



Level 1 water restrictions have eased, but stay water wise

[Find out more](#)

Sydney Water acknowledges the traditional custodians of the waters and land on which we work, live and learn.

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From: Bubble Box <hello@bubblebox.com.au>
Sent: Thursday, 18 March 2021 4:23 PM
To: MCILWAIN, JOHN <JOHN.MCILWAIN@sydneywater.com.au>
Subject: [External] Re: Sydney Water Trade Wastewater Application - Tap In # 1080144 - [13 The Corso, Manly 2095](#)

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi John,

Thanks for the chat today!

Please find attached letter from Aqualogic stating that the machines will be programmed to 37 degrees.

Feel free to call me on 0421 696 796.

Chat soon,
Jade Randall

From: "MCILWAIN, JOHN" <JOHN.MCILWAIN@sydneywater.com.au>
Date: Thursday, 4 March 2021 at 10:54 am
To: Bubble Box <hello@bubblebox.com.au>
Subject: Sydney Water Trade Wastewater Application - Tap In # 1080144 - [13 The Corso, Manly 2095](#)

Hi Jade

Thank you for your application to discharge trade wastewater.

The minimum requirement for a laundromat is a cooling pit and a lint trap see attached link <https://www.sydneywater.com.au/SW/your-business/managing-trade-wastewater/grease-traps-and-treatment-equipment/pre-treatment-for-other-business/index.htm>

For an approval, please respond to the following information request.

The property owner must be aware of the application.

Please note:

- The property owner must be aware of this application. Please include (cc) the property owner or managing agent email address in your response as evidence of this requirement.
- The site must comply with Sydney Waters' Backflow Prevention Requirements

Mandatory Information (required for your Trade Waste approval):

- Trading name of the business
- Type of business process(es) (i.e. take away, café, restaurant, car wash)
- Number of seats if a restaurant/café
- Trading hours of the business
- Size and manufacturer of the pre-treatment to be installed – Must be a product authorised by Sydney Water
- Manufacturer details of in floor and in sink bucket traps – Must be a product authorised by Sydney Water
- Contact details of the on-site business owner (name, contact phone number and email)
- Start date of operations

If the site is part of a strata complex, please confirm:

- Is the Grease Trap installed on common property
- Is Grease Trap shared or individual. If shared, please confirm what other business are connected
- Advise the relevant strata plan and lot number where the business is located

Optional Information (this will assist us in processing your application):

- Sydney Water meter number
- Copy of current Development Application (DA)
- Hydraulic plans and/or drainage diagram
- Licensed plumbers details (contact name and number)

Please find attached relevant documents which will assist you with your application.
Ensure you reply in 14 days or application may be rejected

Regards

John McIlwain

Customer Property Services | Sydney Water

PO Box 399 Parramatta NSW 2124

Mobile 0408 607 231

E john.mcilwain@sydneywater.com.au | sydneywater.com.au



A screenshot of a cell phone Description automatically generated

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