

5 July 2023

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

Attn: Nick Keeler (Planner)

**Re: Additional Information  
DA2023/0597 - Alterations and Additions to Existing Mixed-Use Development  
22 Central Avenue, Manly**

Dear Nick,

As discussed, revised architectural plans have been submitted through the NSW Planning Portal, with the modifications relating to the proposed Tenancy 2 (Stage 3 works).

As noted, the prospective tenant "Rumble Boxing" has withdrawn from the lease and will no longer be taking the tenancy, therefore we propose to remove their internal fit out from the application.

We propose to still proceed with the change of use only for tenancy 2 as a recreation facility (indoor). The operational details provided in the Statement of Environmental Effects will update as follows:

### **Stage 3**

#### *Hours of Operation*

Monday to Sunday – 5:30am to 9pm

#### *Staff*

Two (2) Staff - one front of house and one trainer

#### *Class Numbers*

Maximum 40 people in a class

#### *Noise*

Refer to Operational Noise Emission Assessment prepared Acoustic Dynamics dated 20 April 2023.

#### *Waste*

Waste is minimal, with some minimal food, drinks and apparel packaging which will be collected on a weekly basis by a private company or council.

#### *Parking*

Three (3) parking spaces



✉ [mathew@fourtowns.com.au](mailto:mathew@fourtowns.com.au)  
☎ 0425232018  
[www.fourtowns.com.au](http://www.fourtowns.com.au)  
PO Box 361, Balgowlah NSW 2093

*Signage*

To be provided as exempt development or through separate DA

It is our professional opinion that as the amendments relate to the deletion of the internal works only, no further notification periods will be required.

Should you require any further clarification of the above, please do not hesitate to contact me on 0425232018.

Kind Regards

***Mathew Quattroville***

Director

Four Towns Pty Ltd