

NORTH+NORTH

Suite 92 / 26-32 Pirrama Road

Pyrmont NSW 2009

p. (02) 9332 2558

www.northandnorth.com

ABN: 42 165 495 563

To whom it may concern,

We recently submitted a DA (DA2022/2197 - PAN-293056) for a change of use and associated fit out located at the following address: Lot 1-2, 30 Belgrave St Manly.

This was knocked back by council who requested several additional documents including a BCA report, Access report, Traffic Management Report and Flood Management Report.

Our application is for a change of use and associated fit out of an existing tenancy within an existing building. We are not increasing any floor area nor are we doing any extensive works on the shopfront. Ordinarily we would be going through a CDC however due to a car parking requirement outlined in the council DCP we needed to submit this through a DA.

The change of use is from a restaurant to a sports therapy and recovery centre. Patrons typically turn up at the premises for their session and leave promptly after. There are no areas which facilitate loitering around. The services offered at the facility are typically in 30min blocks which is significantly less than what a patron of a restaurant would spend under the old use of the tenancy.

The tenancy is also easily accessible via public transport with bus stops and ferry access nearby. Being a fitness and recovery centre the vast majority of the patrons are typically health conscious and thus are likely to access the facility via public transport as opposed to driving. It should also generate less trips compared to a restaurant under the previous use. Should you require more information, traffic and parking has also been addressed within our Statement of Environmental Effects.

We have already been in contact with various consultants including an access consultant and structural engineer who have helped shape the layout and design to ensure compliance to Australian Standards and the Building Code of Australia. A private certifier has also been engaged to do the Construction Certificate – we will be well equipped to work out any access/BCA issues with them. In the worst case scenario we will seek performance solutions to achieve compliance. As such we don't anticipate any issues with obtaining a Construction Certificate following DA approval.

In saying this we request to proceed with our DA re-submission without the documents outlined above as they will be either addressed in our Statement of Environmental Effects or during CC stage.

Don't hesitate to contact me to discuss further.



Vivian Chan

Interior Designer | North+North

0434502683

vivian@northandnorth.com