

## STATEMENT OF ENVIRONMENTAL EFFECTS

Local Government Authority	Northern Beaches Council - Manly
Project description	Internal commercial fit-out for an infrared sauna studio
Project Address	212 Pittwater Road Manly 2095
Applicant	Alphaplus Architecture - Agent for Rimba Sweat (Lauren & Clint Wright)
Architect	Alphaplus architecture
Date	18 February 2020

### INTRODUCTION

210 - 212 and 214 Pittwater road are two attached buildings containing ground floor shops facing Pittwater Road and residential units above, accessible from Ruby Lane. At the rear, facing and accessible from Ruby Lane, the building extends in a combination of single and two-story residential units.

Until recently No. 212 was used as a bicycle shop, and is now being leased by the project owner Rimba Sweat (Lauren & Clint Wright) who would like the shop to house five cubicles, each containing a preassembled infrared sauna and supplementary items, to offer as a new service to tourists and local residents.

### THE SUBJECT PROPERTY

The proposed fit out is limited to the shop unit on the ground floor known as No. 212, shown below, which is part of 210-212 Pittwater Road. It has a floor area of approximately 79m<sup>2</sup>.



## HISTORY

On 27 Nov 2007 Manly Council approved DA 563/06 for the alterations and additions to an existing mixed commercial /residential development to include awning and two (2) shops and four (4) units to 210-214 Pittwater Rd. Manly

The approved development is fully constructed.

## THE PROPOSED ALTERATIONS

The existing building (210 to 214) is heritage listed and all external architectural elements would be kept intact with no changes. The subject shop will change from a Bike Shop (previous tenant) to an Infrared Sauna Studio (New Tenant). Internally the subject shop is a vacant space with an existing accessible toilet, exit door and a storage room at the rear of the unit; these existing rooms and walls are not subject to any changes, and therefore there is no proposed demolition. 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 won't extend to the ceiling. The heritage ceiling and existing flooring will remain unmolested.

## DEMOLITION

There is no proposed demolition in this project

## WASTE MANAGEMENT

During Demolition: Not applicable

During Construction: The amount of construction waste for this project is limited, and therefore waste bins inside the property will be sufficient. Waste is to be taken away outside of parking restriction hours.

On-Going: There is no increase in the amount of waste for the new property's use, and therefore the current waste disposal arrangement at Ruby Lane remains.

## ACCESSIBILITY

There is an existing accessible toilet at the property; this toilet will remain. Removable step ramps are proposed for accessibility up and down the one-step raised floor, with gradients in accordance with AS1428.1 for a step ramp. Trained staff will be on hand at all times to position removable ramps and provide assistance.

## STATEMENT OF HERITAGE IMPACT

The heritage significance of the property is not to be altered. All works will be contained to the interior of the vacant shop and all existing walls, ceiling, floors, etc. will remain untouched, other than new paint. Some small service penetrations through existing walls will be necessary. Previous heritage statements and approvals remain applicable, following are links to previous documents.

On December 2006 a heritage impact statement was prepared by Clive Lucas, Stapleton & Partners Pty Ltd

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=YpAUM518sPk%253d>

and on 15 October 2007 the following letter

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=Sh33OeEemfg%253d>

### SAFETY DURING CONSTRUCTION

All construction works are to occur within the property. Contractors are to follow OH&S policies.

### HOURS OF OPERATION

6:00am – 9:00pm Daily

### NUMBER OF STAFF

1-2 staff during hours of operation

### SIGNAGE

Signage is proposed as part of this Development Application and is outlined on the plans. Lettering/Company Logo will be applied to the shopfront window, and the existing awning sign will be reused.

### CAR PARKING

Unchanged, as per the original consent and exemption



Daniel Malik  
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