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Annandale 2038 NSW
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Statement of Environmental Effects for: Development Application

Proposed Sushi Hub | Sushi Take-Away Shop

Date:
20 June 2022

For:
Northern Beaches Council - Development Application

Type of Development:
Proposed internal fitout of existing take-away shop to new sushi take-away shop

Property Description:
Sushi Hub
Shop 8, East Esplanade, Manly Wharf, Manly, NSW 2095

This Statement of Environmental Effects is prepared on behalf of Sushi Hub to accompany the Development Application to the Northern Beaches Council for the proposed new sushi take-away shop named, Sushi Hub at Shop 8, East Esplanade, Manly Wharf, Manly, NSW 2095.

The development application seeks development consent for the proposal of new shop fitout to alter existing tenancy to a new sushi take away store. This SEE is to be read in conjunction with the architectural drawings and other supporting documents to demonstrate that the proposal would be acceptable in the context of all the relevant matters for consideration.

Manly Wharf is located on East Esplanade and the subject site is located on the northern side of the wharf as illustrated in Figure 1 & 2 below. The Southern side of the Manly Wharf is used as the ferry terminal. The northern side is a two- storey building with a vast range of commercial and retail tenancies including restaurants, cafes, supermarket and other retail stores. The subject tenancy, shop 8, is located on the ground level / internal area of the northern side of the wharf which is not visible from the public from East Esplanade nor Fairlight Walk. Pedestrian can access by walking from East Esplanade to the ferry terminal or vice versa.



Figure 1: Location Map (Source: SIX Maps)

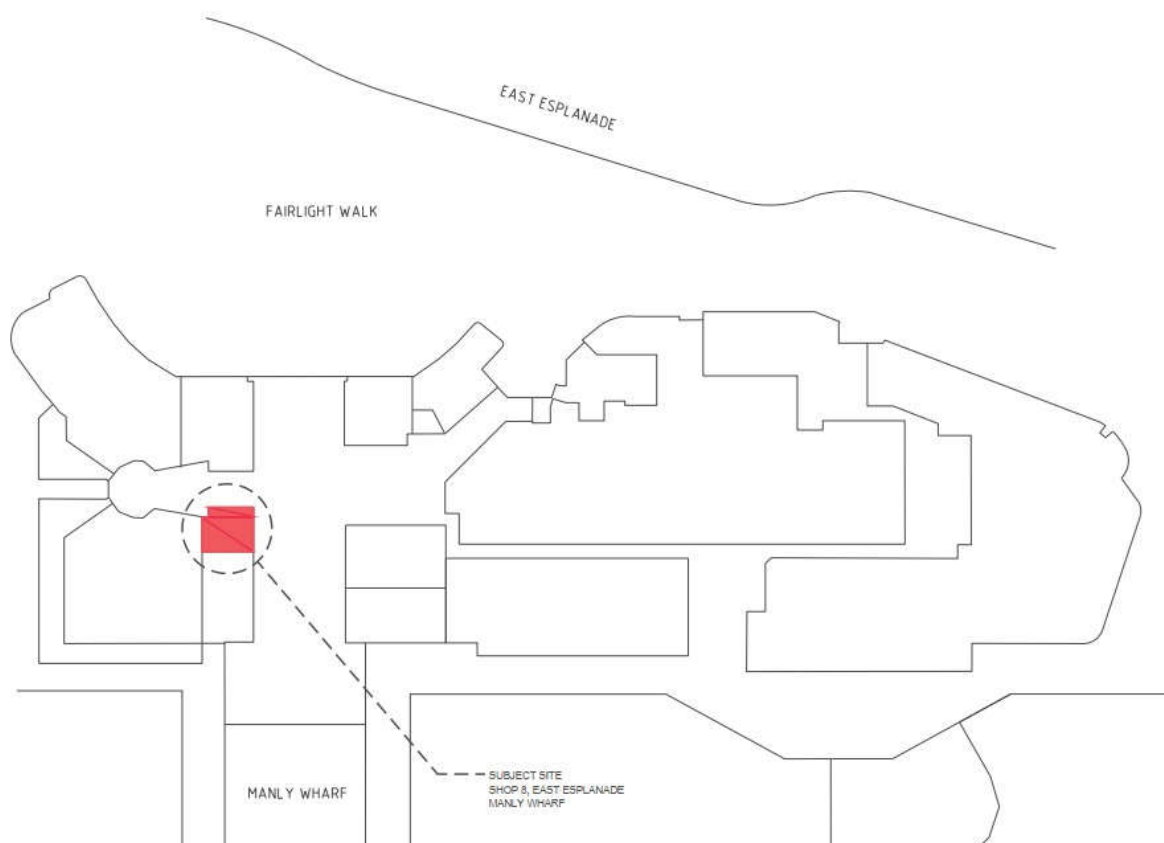


Figure 2: Tenancy location plan by Avance Deisgn

The subject property Manly Wharf (also known as the Manly Wharf Shopping Centre) is a listed item on the NSW State Heritage Register and it is also listed as an item of local heritage significance on Schedule 5 of the *Manly Local Environment Plan (LEP) 2013*. As an item of Heritage significance, the development application is accompanied by a Concise Heritage Impact Statement prepared by NBRS Architecture as per the requirement from Northern Beaches Council.



Figure 3: Photo of existing tenancy



Figure 4: Photo of existing tenancy

The proposed development involves the following:

- New finishes and signage letterings to existing under awning signage
- New finishes and signage to existing tenancy wall facing mall walkway
- Proposed internal fitout – including new walls, display units, work benches, equipment, cool room and freezer room

The site is located in the zone W2 Environment Protection of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed use of a take-away store / food and drink premises is permissible under the SREP and aligns with the objectives of the zone by not having adverse impacts to the area

Furthermore, the proposed Fitout to the new sushi take away shop is almost identical to the previously approved use as a take-away food and drink premise.

The proposed operating hours of the development is from 9am to 9pm, 7 days a week.

The proposed development is a food and drink premise which focuses on serving take away customers. There will be no seating area provided for customers. Customers are often on-the-go and would only spend a minimal amount of time at the shopfront of the premise / along the mall walkway. They are also welcomed to use the seating facilities provided in the mall area adjacent to the tenancy.

The proposal has been designed and assessed under the following planning controls that is relevant to the site.

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Manly Local Environment Plan 2013
- Manly Development Control Plan 2013
- SEPP 64 Advertising and Signage
- Building Code of Australia
- Australian Standards

The proposed development aims to achieve a high degree of compatibility with the existing building fabric. The interior design is simple and minimal to complement the overall contemporary design of the brand identity of Sushi Hub. It comprises of a neutral colour palette with a contrast of red neon to enhance a feeling of Japanese night street style.

The proposed design consists primarily of internal fitout works, with a required renew of wall finishes on the tenancy shopfront wall and renew of existing under awning signs for business identification. There are no structural modifications proposed to the existing building. All existing columns, awnings and the structural element at the shopfront are to be retained. Hence, it is unlikely that the proposed development will cause major disruptions to the existing condition and the heritage significance of the site nor any damage / adverse impacts to the natural and cultural values of waters in the W2 Environmental Protection Zone. This alteration to shop 8 is also coherent with the rest of the stores within the wharf / the mall.

The proposed fitout facilitates a shop frontage facing the main walkway inside the mall that links the northern and southern side of the wharf. On the side shopfront, a new internally illuminated signage is proposed to install onto the existing tenancy wall. There are also 2 existing non-illuminated under awning signage to the shopfront which will be renewed to allow for Sushi Hub branding. The advertising and signages are designed to align with the objectives of SEPP 64 to ensure that 'signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high quality design and finish'.

The proposal also takes into account of the site being a heritage item. The proposed fitout is considered to be minor works to one single tenancy within the building and will not have a detrimental impact on the heritage significance of the building. A Heritage Impact Statement prepared by NBRS Architecture is also submitted to show support for the development.

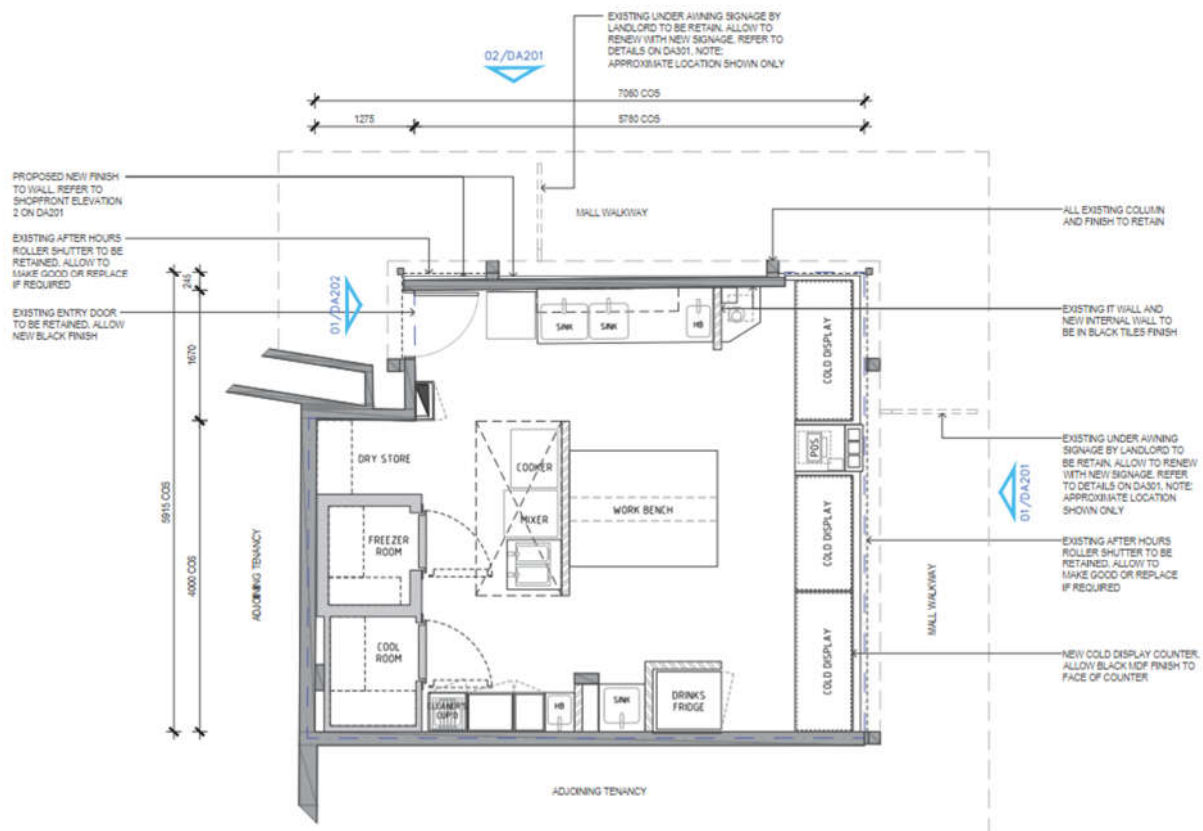


Figure 5: Proposed plan for new tenancy fitout

The proposed development – new take-away sushi shop provides hospitality services to the locality of Manly. This caters for the high demand of the local residences and tourists of the area as being on the main walkways to and from the Manly ferry terminal.

The proposed new signage and renew of existing signages provide passers-by a clearer visual location of premise within the mall while not affecting the public domain from East Esplanade and Fairlight Walk as it situated well within the wharf. The new store will be an additional hospitality option for local or visitors, hence will have a positive social and economic influence by contributing to the social community and the business of the neighbouring tenancies.

The waste and recycling material produced by the proposed premise will be stored within the tenancy garbage bin and recycling bin. It will then be disposed to the garbage room provided and managed by centre.

Waste will be divided into recyclable and general waste. As the nature of operation of the proposed premise is very similar to the take away drinks shop previously approved, the amount of waste produced will also be very similar. Existing waste disposal provided by the base building via the existing garbage room would be sufficient to cater for the proposed sushi take away store.

The proposed development has been assessed against all relevant environmental planning instruments and the application will not result in any adverse impact upon the amenity of the neighbouring properties and the character of Manly

The proposal is permissible with Council's consent and does not alter the existing compliance with the relevant provisions of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, *Manly Local Environmental Plan 2013*, the relevant development controls of the *Manly Development Control Plan 2013*.

Having regard to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the application is recommended for favourable consideration by council.
