

STATEMENT OF ENVIRONMENTAL EFFECTS

Property-

LOT- 1

DP - 1085908

Address – 167 Pittwater Rd, Manly,

Applicant-

Name- David Allan

Date - 18/06/2019

Email – davida@38xfitness.com.au

Phone – 0404 481 303

Statement of Proposed Works-

This Statement is to provide information in regards to the request for a small extension (15 minutes) of trading hours originally approved in the DA 207/2013 for 38X Fitness Pty Ltd. The request for a minor extension is improve the amenity of local community members/residents in being able to exercise prior to leaving for work. The current approved use for fitness studio has operational hours of;

6am – 9.30pm Monday through Friday.

6am to 7pm Saturday

6am to 6pm Sunday

This request for change is to commence operational approval from 5.45am (15 minutes earlier) Monday through Friday.

Zoning-

The property is currently Zoned B1 Business neighbourhood centre and is sitting on Sp2 classified Rd.

The aim of this area, to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. Our development will serve as a place for the community to exercise in a safe and monitored environment. Due to the small sizes of the classes the needs of each individual can be met, while still allowing social integration of the community

Development Impacts-

Setbacks – No change to approved DA 207/2013. The perimeters of the proposed development will not be altered. Setbacks are as current.

Privacy for neighbouring properties – All windows and doors will exist and will not be changed. Therefore the same level of privacy will exist. The door to the west boundary, closest to residents of the property remains closed at all times (it is not used for patrons to enter or leave the building).

Drainage/Stormwater – No change to building works. The existing gravity stormwater drainage system will not be affected by the change of use.

Carparking - As shown on plans the site allow for 2 carspaces to comply with AS 2890.1. There is also 2hr parking on Pittwater rd and Alexander st. With each class duration limited to 50 minutes this is sufficient.

We have also allocated space a bike rack as local residents will comprise the customer base.

Noise and vibration – In relation to the potential noise and vibration effects, we have engaged Rodney for Stevens Acoustics, an acoustic and vibrations consultant to assess the likely impact to neighbours. The report and recommendations are referred to in R190159 Rev 1 report.

Since DA approval 207/2013 and commencement of operations a full acoustics ceiling has been installed in the rear of the property based on initial feedback from neighbouring residents. Images of the ceiling are included below.

The Studio will have a maximum sized class of 30 people working out at any one time. The maximum persons working in the weight circuit area at any one time will be 15. Where the use of Dumbbells and kettle bells are used, additional sports flooring as detailed in the Rodney Stevens acoustic report has been introduced into all classes that utilise weights.

Music is not played in the zone closest to the western boundary for early morning sessions, and a digital sound limiter is in operation, which the staff are unable to change.

Staff arrive 10 minutes before the commencement of session time however music is only played from the commencement of session time. These are proposed for the morning period to be;

5.45am-6.30am

6.35am-7.25am

7.30am-8.00am

There are no proposed changes to the evening session times, with the final session finishing at 8.30pm. Members exit the facility and it is currently closed at 8.45pm.

Fire egress- The Tenancy is on ground floor exiting to the street. Exits are located at both the rear (west) and at the front (east) which complies with the BCA requirement of 20m to choice of 2 exits.

Overshadowing – No change of building works that would impact on the overshadowing of the base build.

Waste- No change to original DA approval 207/2013.

Images-



Front entrance



Acoustic Ceiling installed since opening.



20mm EVA foam mats used for weight training exercises