

## Environmental Health Referral Response - industrial use

<b>Application Number:</b>	Mod2022/0640
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1771 granted for the demolition of the existing surf club building and construction of a new surf club building including a cafe, restaurant and function space
<b>Date:</b>	06/03/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 104 DP 1066371 , 1 Surfview Road MONA VALE NSW 2103

### Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

### Officer comments

#### General Comments

The Proposal

This Section 4.55 (1a) Minor Environmental Impact modification to the Development Application DA2018/1771 which this

SEE accompanies, seeks the following additions and changes for consent:

- New fixed awning roof
- New motorised clear PVC blinds
- Extension of trading hours

The proposal does not increase customer/patron numbers.

An earlier -6am commencement time (to the existing 7am) is proposed.

Environmental Health does not object to the eariler opening hours, we will recommned conditions to minimise the noise impact

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Environmental Investigations Conditions:

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### Amplified noise/music/Public Address Systems

This approval does not authorise musical or other forms of entertainment, use of a Public Address System, amplified noise or music, between 6am and 7am.

no noise generating devices are to be used between opening and 7am.

**Reason:** *To ensure no interference with the acoustic amenity of residents in the immediate locality*

### **Deliveries and waste service collections**

Deliveries and waste service collections shall only occur after 7am and prior to 10pm on any day.

Reason: To minimise the impacts of noise on neighbouring premises.

### **Amenity**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, ash, dust, waste water, waste products, grit, oil or other harmful products.

**Reason:** *To ensure the surrounding area and people within the neighbourhood are not affected adversely and to ensure compliance with the Protection of the Environment Operations Act 1997.*