

STATEMENT OF ENVIRONMENTAL EFFECTS

APPLICATION FOR MINOR INTERNAL FIT OUT TO USE A PART OF THE EXISTING APPROVED FIRST FLOOR LICENSED RESTAURANT FOR THE SALE OF PACKAGED LIQUOR UNDER THE PROVISIONS OF A PACKAGED LIQUOR LICENCE

DEVELOPMENT APPLICATION UNDER THE *ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979* (AS AMENDED) AND REGULATIONS 2000

PROPERTY: No 18, 1-3 MOORE ROAD, FRESHWATER
 LOT 18 IN SP 23069

Prepared by:

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared as supporting documentation to a development application for a minor internal fit out to use a part of the existing approved first floor licensed restaurant for the sale of packaged liquor under the provisions of a package liquor licence at premises known as 18 & 26, 1-3 Moore Road, Freshwater.

This Statement has been prepared following instructions from the owner of the site, Oliver Iaccarino.

In preparing this document, consideration has been given to the following:

- The *Environmental Planning and Assessment Act, 1979* (as amended) (EP&A Act).
- The *Environmental Planning and Assessment Regulation*.
- *Warringah Local Environmental Plan* (WLEP 2011);
- *Warringah DCP 2011*
- Development Consent 83/537 approved 25 November 1983 – Use as a licensed restaurant with seating capacity of 70 persons
- CDC 2015/0392 – The fitting out of the premises for a continued restaurant use.
- Modification 2015/0184 – approved on 19 October 2015 was for the amendment to the approved trading hours.
- Modification 2016/0091 – approved on 24 May 2016 – for the increased hours of operation and patron numbers.
- Architectural drawings prepared by Sophie Marie Interior Designs :
 - Drawing A-02 – Preliminary Design Cover Sheet
 - Drawing A-01 Floor Plan
 - Drawing A -03 – Proposed Floor Plan
- Site Plan – Drawing A002

The use of the subject property for the purpose of retail premises (sale of packaged liquor) is a permissible land use under WLEP 2011.

It is considered that the proposal, the subject of this application, succeeds on merit and is appropriate for the granting of consent, as submitted.

2. BACKGROUND INFORMATION

The site to which this application relates is on the first floor of a building overlooking Albert Street and is currently used for the purpose of a licensed restaurant. Details of previous approvals are set out below:

Development Consent 83/537 – Application approved the use of Suite 10 (Lot 18) for the purposes of a licenced restaurant on 25 November 1983.

CDC 2015/0392 – the fitting out of the premises (shop 18) for a continued restaurant use was approved under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The fitout was on the proviso that the hours of operation imposed under Development Consent 83/537 remain.

Mod/2015/0184 – This application was lodged on 21 August 2015 for a Modification to DA consent 83/157 granted for Use of Suite 10 for the purpose of a licensed restaurant. The Modification south approval to:

- Modify Condition No. 5 to increase hours of operation to 12am to 12pm seven (7) days a week; and
- Modify Condition No. 16 to increase patron numbers within the existing restaurant from 70-100 patrons making use of the external areas to the front of the restaurant proper. No physical works were proposed at the time.

The application was approved on 19 October 2015.

Modification 2015/018 was approved as follows:

Application MOD2015/0184 modified Condition No. 5 to read:

"5. Hours of Operation

The hours of operation are to be restricted to:

Day	Open	Close
Monday	12 noon	10pm
Tuesday	12 noon	10pm
Wednesday	12 noon	10pm
Thursday	12 noon	12 Midnight
Friday	12 noon	12 Midnight
Saturday	12 noon	12 Midnight
Sunday	12 noon	10pm

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained."

"17. Six (6) Month Trial Period The operating hours for the "Restaurant", are to be trialed for a period of Six (6) months from the date of approval.

A Section 96 application will be required to be submitted to Council prior to the expiration of the 6 month trial period detailing noise issues, noise monitoring methods and any complaints raised from nearby properties. The operational period is required to demonstrate compliance and satisfactory performance should the applicant seek to have the operating hours retained. Reason: To ensure the use of the premises does not interfere with the acoustic amenity of the immediate locality."

Modification 2016/0091 was lodged on 15 April 2016 for the deletion of Condition 17, relating to the trial period. Approval was granted in terms of the following:

A. Delete Condition 17 - Six (6) Month Trial Period.

B. Add Condition 20 - 'Compliance with NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997' to read as follows:

20 Compliance with NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997

All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the neighbouring residential area (DACHPGOG6).

C. Add Condition 21 - 'Compliance with supporting documentation' to read as follows:

21 Compliance with supporting documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the recommendations and requirements contained within the Noise Impact Assessment (Report No. 60.00678.01 RPT1.R2.DOCX) dated 10 May 2016 as prepared by Waves Acoustic Consulting Pty Ltd.

In the event of any inconsistency between conditions of this consent and the documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the Noise Impact Assessment . (DACPLB01)

D. Add Condition 22 - 'Closing of external doors and windows and use of balcony areas' to read as follows:

22 Closing of external doors and windows and use of balcony areas

All external doors and windows to the premises are to be closed at 10.00pm. The external balcony areas adjacent to the Stowaway are common property and the use of external balcony areas adjacent to the Stowaway is to be approved by the Centre Manager. If approved by centre management, the use of all balcony areas is to cease at 10.00pm.

During the periods where the balcony areas are in use, seating arrangements and any fixtures are not to restrict fire egress to the stairwell exit located at the north-western side of the premises.

Reason: To protect the amenity of the neighbouring residential area and to ensure safety (DACHPGOG6).

E. Add Condition 23 - 'Control of the kitchen exhaust vent' to read as follows:

23 Control of the kitchen exhaust vent

The kitchen exhaust vent is to be switched down to 50% duty at 10.00pm on each night of operation.

The kitchen exhaust vent is to then be switched off entirely by midnight and is to remain off until opening the following day.

Reason: To protect the amenity of the neighbouring residential area (DACHPGOG6).

F. Add Condition 24 - 'Installation of acoustic dampening material' to read as follows:

24 Installation of acoustic dampening material

Acoustic dampening/absorptive material is to be installed over the entire ceiling of the premises within 3 months from the date of this approval. The material is to satisfy an Acoustic Material Performance of NRC (Noise Reduction Coefficient) of 0.75 or greater. The selection of suitable material is to be undertaken by a qualified Acoustic Engineer and certification of the acoustic performance of the material, signed by the Acoustic Engineer, is to be provided to Council once the material is installed. Reason: To protect the amenity of the neighbouring residential area (DACHPGOG6).

G. Add Condition 25 – 'Signage and patrolling of areas external to the premises' to read as follows:

25 Signage and patrolling of areas external to the premises

Signs are to be installed at all exit points in the Stowaway alerting patrons to respect the amenity of nearby residential properties and to keep noise to a minimum upon leaving the premises. The external areas of the Freshwater Village Plaza, including the roof top carpark, the driveway ramp and Moore Lane are to be patrolled by staff employed by the Stowaway at regular intervals of not less than 15 minutes apart. The patrols are to regulate the noise and behaviour of patrons of the Stowaway who are frequenting such areas to ensure that the amenity of neighbouring residential properties is not disturbed. Reason: To protect the amenity of the neighbouring residential area (DACHPGOG6).

H. Add Condition 26 - 'Placement of glassware on balcony edges' to read as follows:

26 - Placement of glassware on balcony edges

Signs are to be installed to be made visible to patrons using the balcony areas advising that glassware is not to be placed on balcony edges at any time.

3. SITE PROFILE

3.1 Site details, location and Context

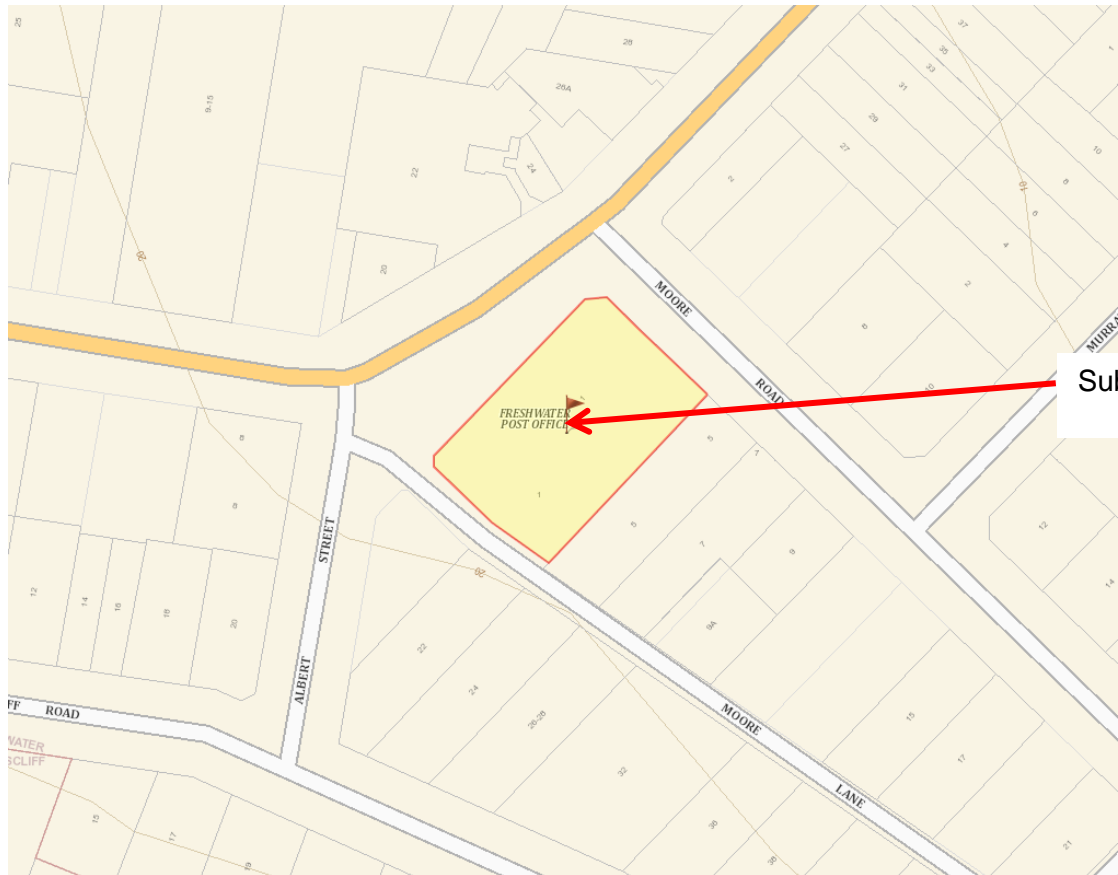
The site is legally known as Lot 18 in SP 23069 and commonly referred to as 18/1 Moore Road, Freshwater. The subject lot is within an existing commercial building located on the allotment between Moore Road, Albert Street and Lawrence street which is in the heart of the business and commercial sector of the Freshwater Village. Within this village is a mixture of retail, commercial and residential development.

The site, being shop 18, is on the first floor overlooking Albert Street and the existing plaza on the north-western corner on the building. The shop is currently occupied by a restaurant.



Subject Site

Application for minor internal fit out to use a part of the existing approved first floor licensed restaurant for the sale of packaged liquor
18, 1-3 MOORE ROAD, FRESHWATER



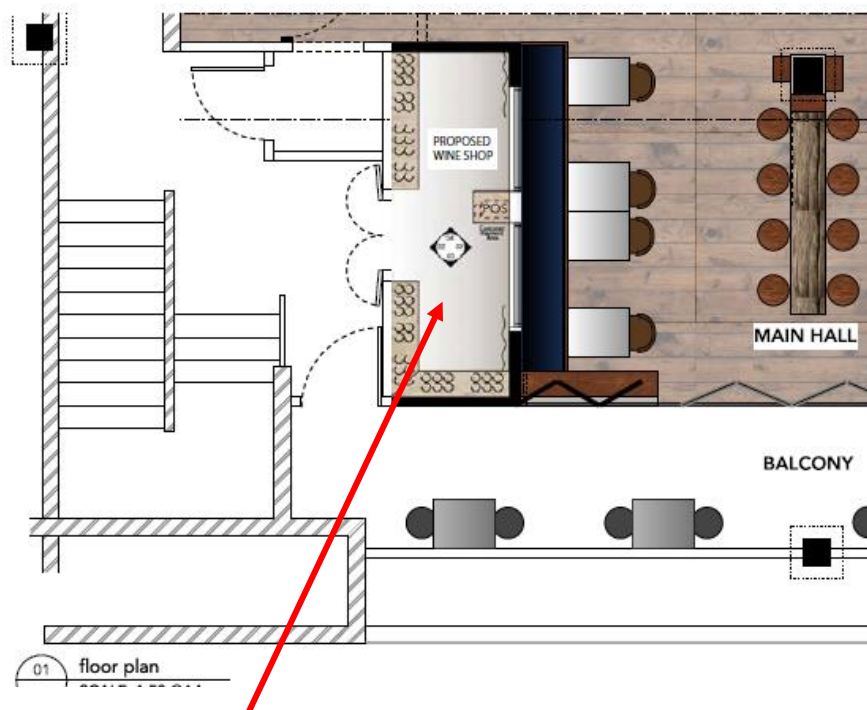
4. THE PROPOSAL

4.1 Details of the Proposal

This Development Application is for a minor internal fit out and use of a part (10sqm) of the existing approved licensed restaurant located on the first floor for the purpose of the sale of packaged liquor under the provisions of a package liquor licence.

Set out below are the architectural drawings prepared by Sophie Marie Interior Designs, dated 19 September 2019, which describe the nature of the works proposed:

- Drawing A-02 – Preliminary Design Cover Sheet
- Drawing A-01 Floor Plan
- Drawing A -03 – Proposed Floor Plan



Proposed area for the sale of package liquor

Application for minor internal fit out to use a part of the existing approved first floor licensed restaurant for the sale of packaged liquor
18, 1-3 MOORE ROAD, FRESHWATER



01 PROPOSED FLOOR PLAN
- SCALE: 1:100 @ A4

Proposed change of use of part of an existing licensed restaurant (10sqm area)

The proposal, the subject of this application involves the following:

- The proposal Artisan wines and boutique products will be sold individually within the dedicated licensed package liquor area;
- Minimal stock stored within the room. Additional stock will be stored at a secure storeroom in Northern Beaches - but usually stock will be ordered based on sales for cashflow reasons.

- Deliver alcohol alongside our other delivery food business - Marilynas Famous Pizza Freshwater and utilising RSA qualified drivers.
- Curate artisan beverage lists for events which we will supply and deliver to
- Monthly Wine Club filled with sustainable small batch wines which will be delivered using RSA qualified drivers
- The delivery of wine sold via online, phone or via delivery form through Happy Wagon.

Proposed hours of operation for the sale of liquor area

Hours of Operation

- Monday – Wednesday: 3pm - 10pm
- Thursday – Saturday: 1pm – 11pm
- Saturday: 11am - 11pm
- Sunday: 11am - 10pm

Details of the proposed works

- The proposal involves a minor fit out for shelving and counters to store and display the products

Signage

The proposal does not involve any signage as part of the subject application.

Car Parking

The proposal is for the minor fit out and use of a part of the existing approved licensed restaurant area, therefore no change to car parking requirements approved on the site.

Loading and Unloading

The proposal will utilise the existing unloading facilities as per the approved DA for restaurant purposes.

Liquor Licence

The subject application is required to obtain a liquor licence under the Liquor Act 2007 No 90 as stated below. The proposal requires a Packaged Liquor Licence under the Act:

Liquor Act 2007 No 90

Division 5 Packaged liquor licences

29 Authorisation conferred by packaged liquor licence

(1) Retail sales A packaged liquor licence authorises the licensee to sell liquor by retail in sealed containers on the licensed premises, for consumption away from the licensed premises only:

(a) during the standard trading period or such other period as may be authorised by an extended trading authorisation, or

(b) in the case of any Sunday that falls on 24 December—from 8 am (or such earlier time as may be authorised by an extended trading authorisation) to 10 pm on that day.

(2) **No retail trading on restricted trading days** Despite subsection (1), a packaged liquor licence does not authorise the licensee to sell liquor by retail on a restricted trading day.

(3) **Selling liquor by wholesale or to employees** A packaged liquor licence also authorises the licensee:

(a) to sell liquor by wholesale, at any time on the licensed premises, to persons authorised to sell liquor (whether by wholesale or by retail), and

(b) to sell or supply liquor, at any time on the licensed premises, to the employees of the licensee or of a related corporation of the licensee.

(3A) An extended trading authorisation must not authorise the sale after 10 pm on any day of liquor for consumption away from the licensed premises.

(4) **Tastings** A packaged liquor licence also authorises the licensee to sell or supply liquor, on the licensed premises and during the trading hours permitted by subsection (1), otherwise than in sealed containers to customers and intending customers for consumption while on the licensed premises, but only for the purposes of tasting.

30 Liquor sales area required if bottle shop is part of another business activity

(1) If the primary purpose of the business carried out on the premises to which a packaged liquor licence relates is not the sale of liquor for consumption away from the licensed premises, liquor may only be sold under the licence in an area of the licensed premises (**the liquor sales area**) that is adequately separated from those parts of the premises in which other activities are carried out.

(2) The principal activity carried out in any such liquor sales area must be the sale or supply of liquor for consumption away from the licensed premises.

31 Restrictions on granting packaged liquor licences

(1) A packaged liquor licence must not be granted for premises that comprise a general store unless the Authority is satisfied that:

(a) in the neighbourhood of the premises concerned, no other take-away liquor service is reasonably available to the public, and

(b) the grant of the licence would not encourage drink-driving or other liquor-related harm.

(2) A packaged liquor licence must not be granted for premises comprising a service station or take-away food shop.

(3) In this section:

general store means a convenience store, mixed business shop, corner shop or milk bar that has a retail floor area of not more than 240 square metres and that is used primarily for the retail sale of groceries or associated small items.

service station means premises that are used primarily for the fuelling of motor vehicles involving the sale by retail of petrol, oil or other petroleum products.

take-away food shop means premises that are used primarily for the preparation and sale of food for immediate consumption away from the premises (whether or not food is also consumed on the premises).

Plan of Management

- All staff must have a valid RSA certificate and training (refer to the description under the Heading NSW Department of Industry – Liquor and Gaming below)
- The sale of packaged liquor can only be undertaken from the counter identified on the plans located within the 10sqm area for the sale of packaged liquor. No other counter or cash register within the premises can be used for the purchasing of liquor
- The licenced area for the sale of liquor must be secured when not in use to prevent members of the public accessing the area
- It is the responsibility of every staff member to ensure that they do not allow alcohol to be supplied/sold to persons under aged on the premises. Customers suspected of being under the age of 18 years are to be asked to provide approved documentary proof of age (Drivers Licence, Proof of Age Card, Passport)
- The sale of liquor to an intoxicated customer as per the RSA requirements is not allowed
- A complaints register shall be kept under the counter to handle any complaints received from a customer or members of the community. All complaints are to be dealt with in a sympathetic manner and immediately brought to the attention of the licensee in charge.

NSW Department of Industry – Liquor and Gaming

<http://www.liquorandgaming.nsw.gov.au/Pages/liquor/serving-alcohol-responsibly/responsible-service-of-alcohol.aspx>

Responsible Service of Alcohol

Responsible Service of Alcohol (RSA) helps control the negative impacts alcohol has on our community. RSA has been part of NSW's liquor laws for more than 100 years.

Presently, it deals with:

- *intoxicated minors (anyone under 18)*
- *alcohol-related violence and crime*
- *drunk and disorderly patrons*
- *noise disturbances.*

To comply with RSA laws, licensees and venue staff must:

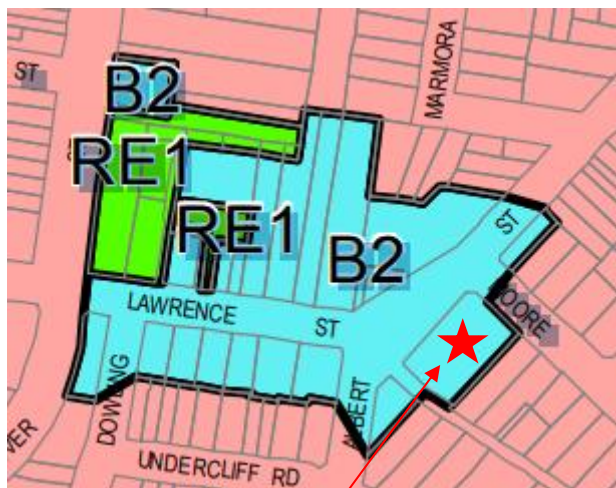
- *recognise the signs of impending intoxication*
- *not serve anyone who shows these signs*
- *not serve anyone who arrives already intoxicated*
- *understand the principles of '[standard drinks](#)' and drink driving levels*
- *discourage patrons from actions that can harm themselves or others*
- *understand the impact of alcohol on our community.*

5. STATUTORY PLANNING CONTROLS

5.1 Planning Provisions under Warringah Local Environment Plan 2011

Zoning Map

Zone B2 – Local Centre



Location of subject site



**Warringah Local
Environmental
Plan 2011**

Land Zoning Map -
Sheet LZN_010

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; **Commercial premises**; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

commercial premises means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) (Repealed)
 - (b) cellar door premises,
 - (c) food and drink premises,
 - (d) garden centres,
 - (e) hardware and building supplies,
 - (f) kiosks,
 - (g) landscaping material supplies,
 - (h) markets,
 - (i) plant nurseries,
 - (j) roadside stalls,
 - (k) rural supplies,
 - (l) shops,
 - (la) specialised retail premises,
 - (m) timber yards,
 - (n) vehicle sales or hire premises,
- but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note. Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,

- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note. Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

Comment: The subject proposal is considered to be a permissible land use under the provisions of the B2 Local Centre zoning under WLEP 2011.

Zoning Provisions:

It is submitted that the proposal is consistent with the zoning objectives for the B2 Local Centre in terms of the following:

- The proposal will provide an additional service for restaurant patrons and retail users within the existing retail facility. The proposal will continue to serve the needs of people who live in, work in and visit the local area.
- The development will generate employment opportunities in an area which is well served by public transport.
- The proposal encourages patronage by way of public transport, walking and cycling with bicycle facilities provided within the Freshwater village area. The facility is in close proximity to the Freshwater Public reserve beach area which is well patronised by the local and wider community.

5.2 Warringah Development Control Plan 2011

A review of the Warringah Development Control Plan 2011 has been undertaken. It is considered that the proposal will have no adverse impacts to any of the relevant controls noting that there are no specific controls pertaining to the sale of liquor by package. The proposal is consistent with the locality for Freshwater Village. The proposal is for a low-keyed area for the sale of liquor which links in with the licensed restaurant facility and the commercial building patrons.

The development is consistent with the DCP aim and objective for Freshwater in that the village will continue as a unique, vibrant and sustainable centre under the provisions of the B2 Local Centre Zoning. The built form controls set out in the DCP are deemed to be not relevant in that there are no external works that would affect street façade, access and loading, building setbacks, sustainability or development which is in close proximity to a heritage item.

5.3 Plan of Management

A plan of management has been prepared as a separate document which embraces the existing PoM for the Licensed Restaurant and expanded to include the package liquor licensed area.

6. OTHER MATTERS UNDER SECTION 4.15 OF THE *ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979*

6.1 Matters for Consideration – General

In determining a Development Application, a Consent Authority should take into consideration such of the following matters as are relevant to the development, the subject of the Development Application:

- (a) the provisions of:
 - (i) any environmental planning instrument;
 - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority;
 - (iii) any development control plan;
 - (iv) any matters prescribed by the regulationsthat apply to the land to which the development application relates.
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality;
- (c) the suitability of the site for the development;
- (d) any submission made in accordance with the Act or the regulations;
- (e) the public interest.

The relevant issues are addressed in broad terms below:

6.2 Statutory and Policy Considerations

Relevant statutory planning policies have been assessed with respect to the relevant State Environmental Planning Policies, Local Environmental Plans and Development Control Plans and associated guidelines and policies as addressed in Section 5 of this Statement of Environmental Effects.

The planning provisions relevant to the proposed development include the following:

- *Environmental Planning and Assessment Act, 1979 (as amended)*;
- Environmental Planning and Assessment Regulation 2000;
- The Warringah Local Environmental Plan 2011;
- The Warringah Development Control Plan 2011;
- The Liquor Act 2007.

The proposal is considered to consistent with the fundamental objectives and provisions of the governing instruments and, accordingly, the proposal represents a development type and use facilitated by such instruments. Section 5 of this document assesses the proposal against the above-mentioned documentation.

6.3 Likely Impacts of the Development (Section 4.15(1) (b)) and Suitability of the Site (Section 4.15(1) (c))

The Character, Siting, Design and External Appearance of the Development; Relationship to Adjoining Land; Suitability of the Site

The proposal will not have any adverse environmental impacts on the natural and built environments. The proposal would also have no adverse social impacts on the locality. The proposal is consistent with the Statutory Planning Controls as they currently exist under WLEP 2011.

The character, siting, and design of the proposed development are appropriate and ensure there will be negligible (if any) unreasonable impact on the existing and likely future amenity of the adjoining and nearby residents or the streetscape as to warrant refusal or modification, as submitted.

The proposal will have minimal if any adverse impacts on neighbours and the surrounding natural and built environment nor is it likely to have negative ramifications on the future amenity of this precinct.

6.4 Submissions (Section 4.15(1) (d))

No submissions are available at this time.

6.5 The Public Interest (Section 4.15(1) (e))

The public interest would be well served by allowing an additional service to the public within the existing licensed restaurant premises. The proposed sale of packaged liquor is designed as a small boutique service (10sqm of area) for the sale of packaged liquor which are an integral component of the existing licensed restaurant.

The proposal does not have any adverse environmental impacts and the existing amenity of the neighbourhood would be protected and maintained.

The proposal would result in a development that would continue to provide a valuable community facility in this location and is considered to be in the public interest and addresses a growing need for such facilities in close proximity to local residents, workers and visitors to this precinct.

7. CONCLUSIONS

- The merits of the proposal have been assessed in accordance with the provisions of the relevant clauses of WLEP 2011 and the provisions of 41.5 of the *Environmental Planning and Assessment Act, 1979* (as amended).
- The proposed application for a minor internal fit out to use a part of the existing licensed restaurant for the sale of packaged liquor under the provisions of a packaged liquor licence is a permissible land use under WLEP 2011 and consistent with previous consents that have been granted for the subject site. The proposal is also consistent with the zoning objectives for the Freshwater precinct.
- Accordingly, the Development Application for a minor internal fit out to use a part of the existing first floor licensed restaurant for the sale of packaged liquor under the provisions of a packaged liquor licence 18, 1-3 Moore Road, Freshwater is based upon sound planning criteria and the proposal is acceptable from environmental, social, and planning perspectives and approval should therefore be granted by Council.