

29 May 2025

General Manager
Northern Beaches Council
725 Pittwater Rd,
Dee Why, 2099, NSW

Attn: Tom Burns (Principal Planner)

Dear Tom,

**Re: Request for Information
Development Application No: DA2025/0457 for Use of Premises as an artisan food and drink
industry (coffee roasting and production facility) and cafe including fit-out and mechanical
ventilation at 1/1 Minna Close BELROSE.**

Reference is made to your letter dated 26 May 2025, requesting further information to undertake a full assessment of the application. As a result of the letter, minor changes to the plans have been undertaken, as noted below:

1. Mechanical ventilation reduced by 300mm to comply with 11m building height requirement
2. Waste storage area included on the plans

Revised information to support the RFI request also includes the following:

- Revised Bushfire Assessment Report prepared by Bushfire Planning Services.
- Revised Operational Noise Emission Assessment prepared by Acoustic Dynamics.
- Revised Statement of Environmental Effects prepared by Four Towns Planning.

A review of the concerns raised within your letter are outlined below:

Insufficient Information

1. Building Height

The revised architectural plans have reduced the mechanical ventilation by 300mm to a maximum height of 10.9m. Therefore, a clause 4.6 report is no longer required, and the proposal can be supported as revised.

Assessment Issues

1. Biodiversity

Refer to revised bushfire assessment report. Discussions were held with the bushfire consultant who noted that whilst 10m is preferred, it is not enforceable and other acceptable distances can be provided to satisfy the requirement i.e. its main purpose is for access around the building which is currently provided. Due to the ecological constraints of the site, the defendable distance has been reduced to 2m, to ensure no impact to vegetation within the Biodiversity Values map, or within the native vegetation WDCP map. On this basis, no trees or vegetation within the BV "purple" area or the native vegetation WDCP map will be impacted.

2. Waste Management

Refer to revised architectural plans. The plans include a waste storage area in the most practical location with access to ventilation and floor waste. On this basis, the revised plans now show an acceptable area with waste to be collected by a commercial contractor. This matter is now satisfied.

Other Matters

1. Floor Plan – Stages

The proposal does include two stages to allow for future growth and an additional coffee roasting machine. On this basis, we request that Council re-notifies the application as a staged development, with stage 2 only relating to an additional coffee roasting machine and relevant mechanical ventilation.

2. Noise Mitigation

Refer to revised Operational Noise Emission Assessment prepared by Acoustic Dynamics which has rectified the minor typo.

Summary

We trust that the revised and additional information addresses Councils original concerns, and that the application can now be finalised for determination.

If you have any queries please do not hesitate in contacting me.

Kind Regards

Mathew Quattroville

Four Towns Planning

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