

Environmental Health Referral Response - industrial use

Application Number:	Mod2022/0640
Proposed Development:	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
Date:	07/12/2022
To:	Dean Pattalis
Land to be developed (Address):	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

As supplied by the applicant:

The recent history of approvals under Development Applications and Section 4.55 Modifications in relation to the subject

site 1 Surfview Road, Mona Vale are as follows:

DA2018/1771

Approved 13/02/2019 by Northern Beaches Council

Demolition of existing surf club building and construction of a new surf club building, including cafe, restaurant, and function space.

Mod2019/0454 - Section 4.55 (1a) Minor Environmental Impact

Approved 27/11/2019 by Northern Beaches Council

Modification of Development Consent DA2018/1771 including:

A. New Condition 1A 'Modification Approved Plans

B. Delete Condition 21 'Enhanced Accessibility'

C. New Condition 21 'Accessible Change Room'

D. New Condition 25A 'Temporary Facilities'

E. Amend Condition 40 'Plan of Management'

Mod2021/0747 - Section 4.55 (1a) Minor Environmental Impact

Approved 15/12/2021 by Northern Beaches Council

Modification of Development Consent DA2018/1771 including:

A. Add Condition No. 1B - Modification of Consent - Approved Plans and Supporting Documentation

B. Modify Condition 19 - Pre-Dilapidation Report

C. Modify Condition 30 - Geotechnical Certification Prior to Occupation Certificate

D. Modify Condition 32 - Registration of Food Business

E. Modify Condition 33 - Waste Agreement

F. Modify Condition 34 - Kitchen Design, construction and fit out of food premises certification

G. Modify Condition 35 - Mechanical Ventilation Certification

H. Modify Condition 39 - Post-Dilapidation Report

I. Modify Condition 44 - Hours of Operation

J. Add Condition 44A - Hours of Operation (Reviewable Condition)

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.(70)

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

Noise implications are not expected but need to be addressed as the previous acoustic assessment related to a 7am start.

Council (planning) has written 12 November to the applicant requesting :

Acoustic Report

An Acoustic Report/Noise Impact Study as the proposed development is likely to impact on the amenity of adjacent or nearby properties or sensitive uses. The report is to be prepared by a suitably qualified acoustic consultant.

Environmental Health awaits the response and therefore cannot support the proposal at this time.

The proposal is therefore unsupported.

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

Recommended Environmental Investigations Conditions:

Nil.