

Environmental Health Referral Response - commercial use

Application Number:	DA2023/0998
Proposed Development:	Alterations and additions to a Community Facility
Date:	28/09/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096

Reasons for referral

This application seeks consent for one or more of the following:

- Food premises, or
- Backpackers/Boarding house, or
- Mortuary, or
- Skin penetration, acupuncture, tattoo, beauty salon, or
- Public pool

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

Officer comments

General Comments

This application is seeking consent for alterations and additions to the Freshwater Surf Life Saving Club. The second floor is to contain a restaurant and outside terrace area towards the north-west. A new cafe toward the north-east, a new recreation hall to accommodate an additional badminton court (3 in total). The proposed restaurant will host a maximum of 163 people and will operate during breakfast, lunch and dinner hours. Cafe will host maximum of 62 people.

Environmental Health require further information and clarification before proceeding with a final assessment.

- There was no acoustic report provided with this application and given the large number of people the new restaurant can cater for, the outdoor terrace/verandah area and the close proximity to the residential receivers along Gore Street, Freshwater (less than 100m), an acoustic report will be required.

A suitably qualified person is to complete an acoustic report to determine if any adverse noise impacts from the development are likely to occur. If so, what suitable mitigation measures can be applied. The acoustic report is to detail all sources of noise from the development once operational and assess whether the noise can cause an adverse impact on residential receivers and if so, what mitigation measures can be applied to reduce noise to an acceptable level. The acoustic report is to include the following noise sources, but not limited to, noise from the gymnasium, patron use of the restaurant, including the terrace, music noise (if relevant), badminton

noise.

- There is no indication of the hours of operation for the gymnasium and for the restaurant. This will need to be clarified.
- The intended design layout of the kitchen/cafe and kiosk is required at this stage so Council can assess the seating arrangement and view the toilet to patron ratio. Please provide detailed design drawings of the food preparation/eating areas of the club including patron seating area., identifying expected seating arrangements.

Environmental Health recommend refusal 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 Health and Protection Conditions:

Nil.