



Our ref 20129  
28 September 2021

General Manager  
Northern Beaches Council  
**by email**

Attention – Maxwell Duncan

Dear Maxwell

**RE: 577-579 Sydney Road Seaforth (DA2021/1021)**

We refer to your request for further information dated 8 September 2021 in relation to the above. The issues that Council have raised have been addressed as detailed below.

1. Traffic and parking

The Council comments note:

- The existing 'garage' is not able to be reasonably use as parking and so the change in use does not result in the loss of a car space; and
- The removal of the existing gutter crossing as the impact of creating an additional on-street car parking space.

Having regard to the above there is a net increase of 1 car space as a result of the proposal (albeit not within the site). As noted in the submitted SEE, the change in use creates the demand for less than 1 car space as per the DCP requirements. Therefore, the proposal will not create in any demand additional to the new space being provided directly in front of the subject premises.

Given the above and the change in hours proposed as discussed below, there is no need for a traffic impact assessment.

In relation to loading/unloading, the type of deliveries required for the proposed use will necessitate only small rigid vehicles and be very infrequent. The existing uses do not have any on-site loading/unloading and use the kerbside parking for delivery purposes. Given this and the nature of the proposed use, adopting the same approach is considered appropriate in the circumstances.

2. Environmental Health (Industrial) and Environmental Health (Food) comments

These comments are identical and the following response is provided.

Urban and Regional Planning, Environmental Planning and Statutory Planning  
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Telephone: (02) 9416 9111 Email: [admin@inghamplanning.com.au](mailto:admin@inghamplanning.com.au)  
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In relation to customer numbers/toilets the attached letter from our BCA consultant demonstrates that the existing toilets are more than sufficient to meet BCA requirements in this regard. Further we confirm that the proposed café is take-away only and no seating is intended either internally or externally. It is also proposed to reduce the hours of operation from the requested 7am – 10pm, 7 days to 6am-5pm Monday-Saturday and 7am-4pm Sunday.

In relation to noise issues it is considered that the layout plan attached, which shows that no cooking facilities are proposed, and the significant reduction in operating hours, demonstrate that the proposal has minimal potential for noise generation and noise impacts.

Also, in regard to noise generally we are happy to accept a condition of consent that ensures compliance with the relevant noise standards ie that noise measured at the window of any adjacent residential premises be no higher than 5dbA above background at any time.

### **Conclusion**

In response to the matters raised by objectors and Council we seek amendment of the application in regard to the proposed hours of operation to now be 6am-5pm Monday-Saturday and 7am-4pm Sunday. We also note that the subject premises is to be a take-away with no cooking and no eating and therefore has minimal potential for impact. Notwithstanding we invite a condition of consent that will ensure that noise levels at nearby residences do not exceed the relevant requirements.

The proposal will not increase the demand for parking as a new space will be created on-street in front of the premises. In the circumstances where there is no possibility of providing parking on-site, this is considered appropriate.

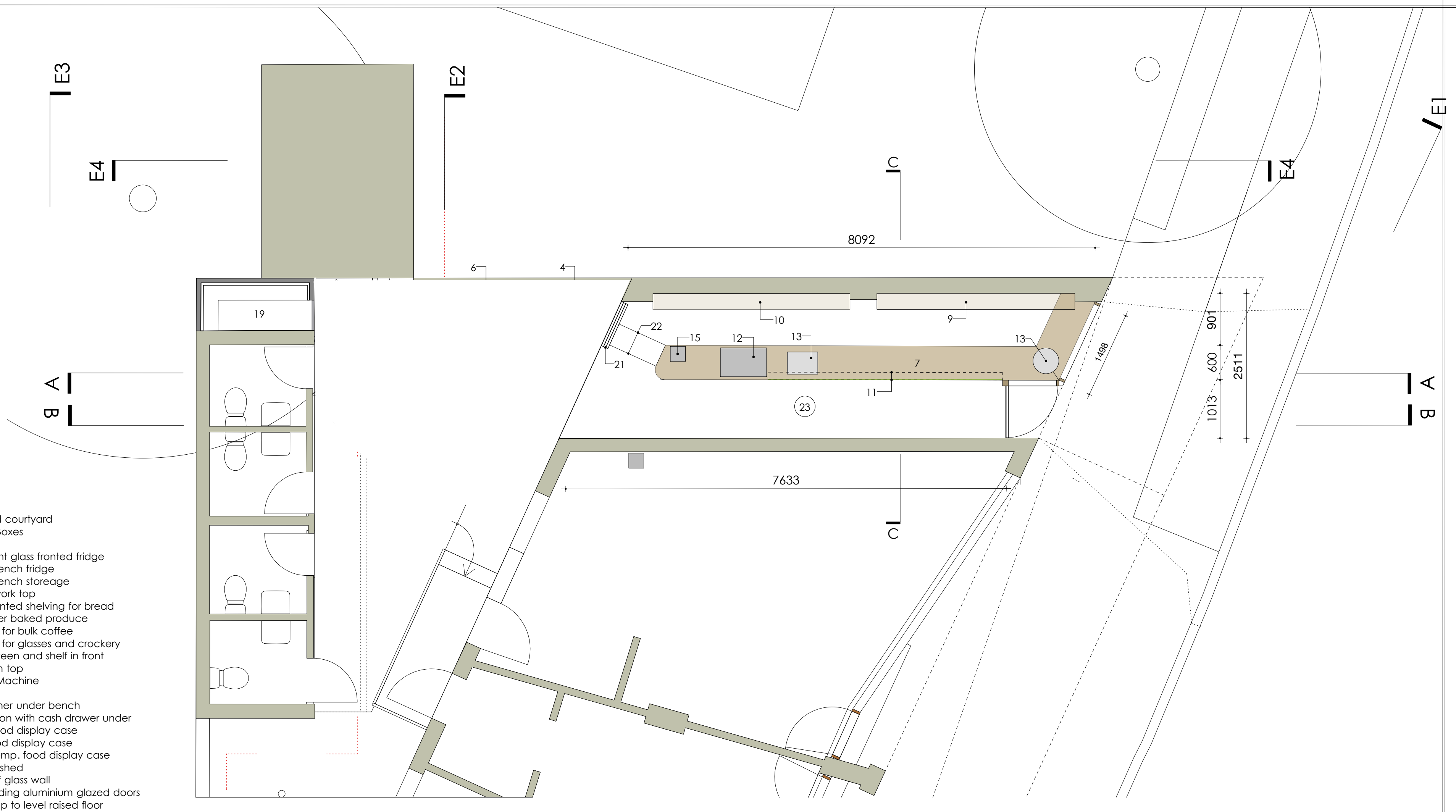
We trust the submitted further details and above comments suitably address the matters raised by Council and that the DA can now be recommended for approval.

Please do not hesitate to contact Brett Brown, Director if you wish to discuss this matter further.

Yours faithfully

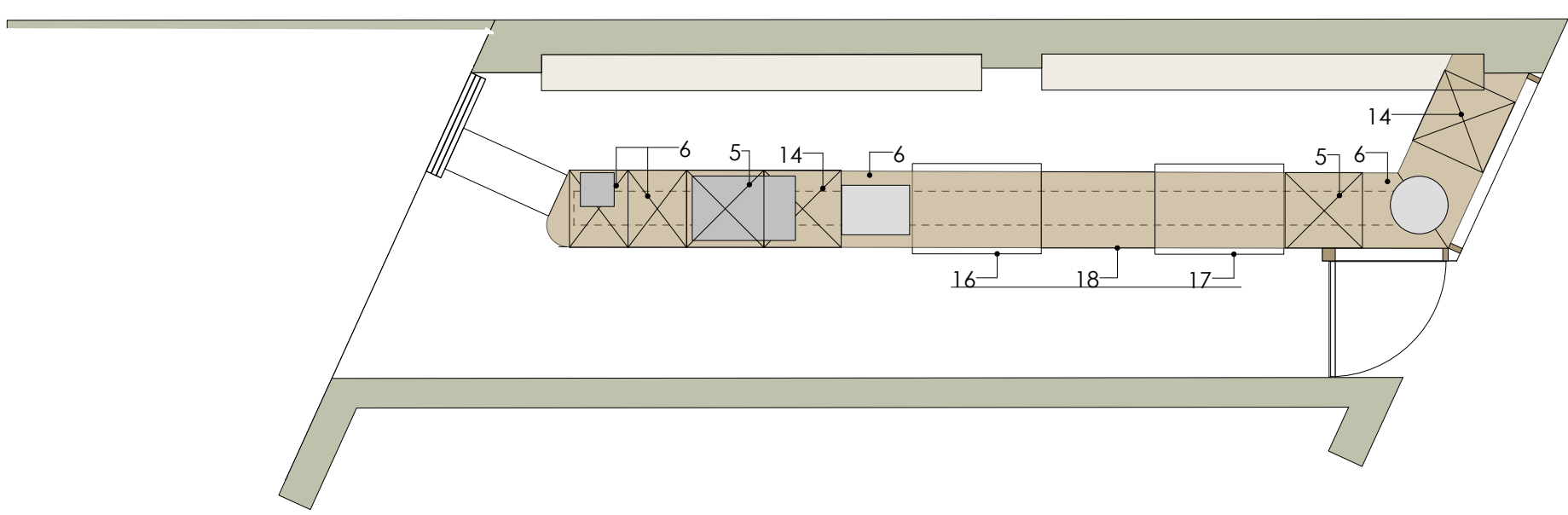


**INGHAM PLANNING PTY LTD**



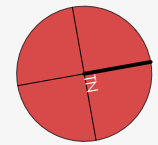
LEGEND:

- 1: Covered courtyard
- 2: Planter Boxes
- 3: Seat
- 4: Full height glass fronted fridge
- 5: Under bench fridge
- 6: Under bench storage
- 7: Bench work top
- 8: Glass fronted shelving for bread and other baked produce
- 9: Shelving for bulk coffee
- 10: Shelving for glasses and crockery
- 11: Glass screen and shelf in front of bench top
- 12: Coffee Machine
- 13: Sinks
- 14: Dishwasher under bench
- 15: Pay station with cash drawer under
- 16: Warm food display case
- 17: Cold food display case
- 18: Room Temp. food display case
- 19: Storage shed
- 20: Fireproof glass wall
- 21: 3 part sliding aluminium glazed doors
- 22: 2 steps up to level raised floor
- 23: New slab (customers floor) slopes up 1 in 100 fall



PROPOSED STRATE TITLE SUBDIVISION AND CHANGE OF USE OF EXISTING STORAGE SPACE TO A CAFE: AT EXISTING BUILDING 577 - 579 SYDNEY ROAD SEAFORTH NSW 2092

|            |  |        |              |
|------------|--|--------|--------------|
| OWNER:     | MR JOHN KOUTSOUNADIS   | scale: | 1 : 50       |
| BUILDER:   | Not yet determined   | date:  | 18 / 05 / 21 |
| ARCHITECT: | DAVID TORY 4/36 Old Barrenjoey Road Avalon Beach NSW 2107<br>0416017127 david@davidtoryarchitect.com | issue: | 02           |

|   |               |                              |                              |              |
|---|---------------|------------------------------|------------------------------|--------------|
|  | issue for: DA | Title Id. Lot 1 in DP 127472 | <b>CAFE DESIGN:<br/>PLAN</b> | <b>DA 11</b> |
|   | drawing no.   |                              |                              |              |

Only use figured dimensions. Do not scale drawings. All discrepancies are to be referred to architect prior to construction.  
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