

Northern Beaches Council

PO Box 82

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1 November 2022

Statement of Environmental Effects - Revision A

The Brightside

(Ground Floor Cafe, 1 Surfview Road, Mona Vale NSW 2103)

01 Introduction

This Statement of Environmental Effects (SEE) is to assist the Section 4.55(1a) DA Modification of DA2018/1771 (determined on 13 February 2019) for the proposed ground floor cafe at 1 Surfview Road, Mona Vale to trade as licenced cafe 'The Brightside'. This document provides an environmental assessment of the proposed outdoor works including installation of new fixed awning roof, motorised clear PVC blinds, and extension of trading hours.

The internal fitout is subject to the original Development Application for the site, approved by Northern Beaches Council on 13 February 2019 and an approved Construction Certificate permitted the works under 00096030 by principle certifying authority Professional Certification Group.

The development is aiming to have a reduced impact on the environment, local and other, by incorporating sustainable/renewable materials where possible, low consumption energy efficient equipment, and waste reduction practices in both the construction proces and ongoing operation.

02 Description of Site and Surrounds

The ground floor cafe is a tenancy within the newly redeveloped Mona Vale Surf Lifesaving Club (MVSLC) which fronts the Northern end of Mona Vale Beach. Other proposed ground floor spaces include a gym, canteen, public amenities, club member amenities/facilities, first aid and storage.

The property is situated within Zone RE1 - Public Recreation, in accordance with Pittwater Local Environmental Plan 2014 and the site's Section 10.7 Planning Certificate. The legal description of the site is Lot 104; DP 1066371.

There is Environmental Heritage significance in relation to the local Norfolk Island Pines located along Surfiew Road and Ocean Beach Reserve, however this development proposal does not directly affect these areas of concern.

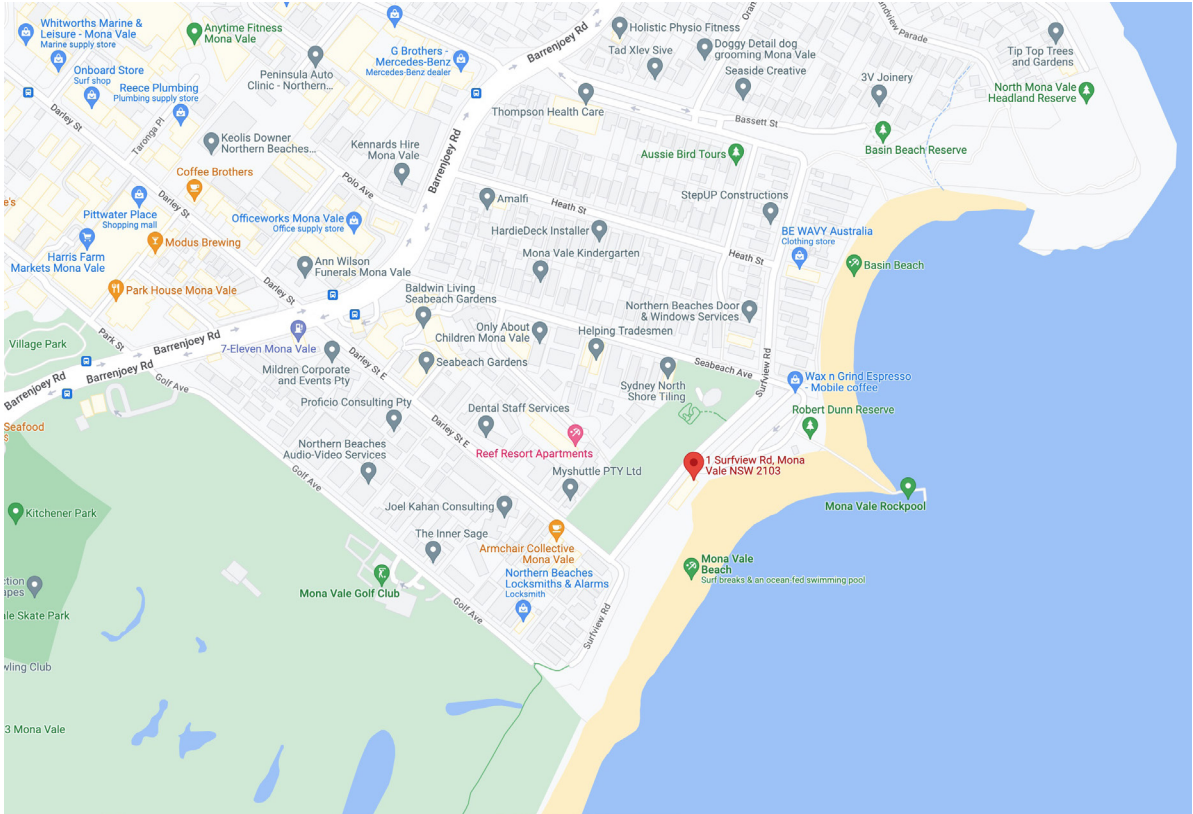


Figure 1: Location of 1 Surfview Road, Mona Vale
 Source: Google Maps, 2022

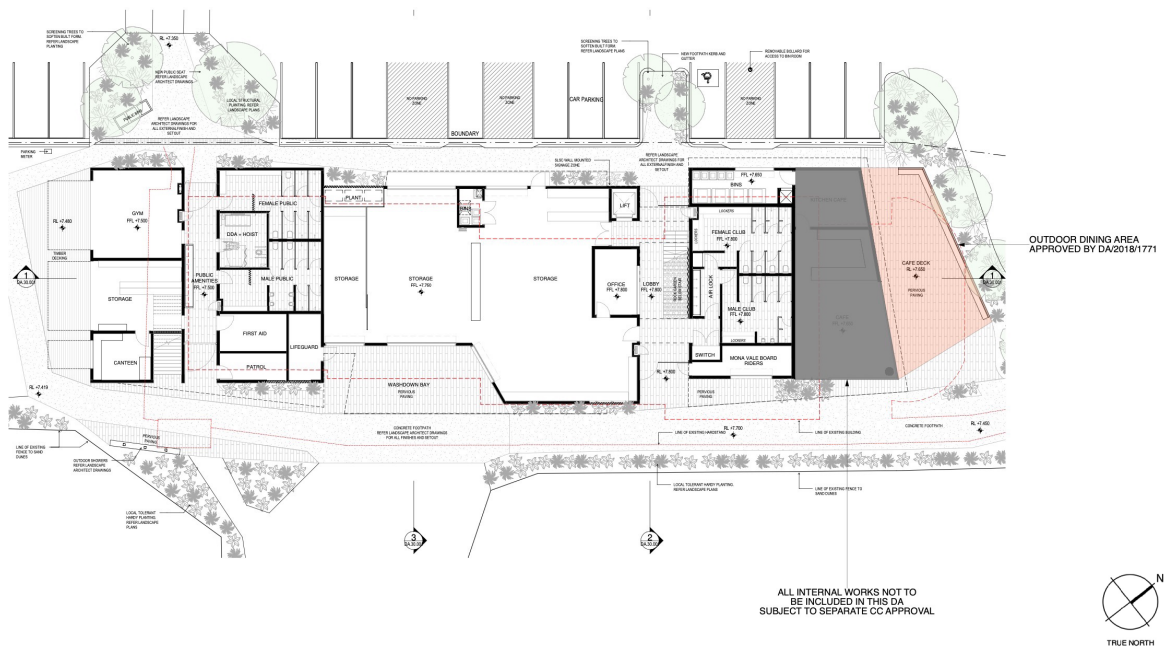


Figure 2: Site Plan showing subject cafe outdoor area shaded in orange.
 Source: Warren and Mahoney (marked up by Giant Design Consultants), 2022

3.0 Summary of Past Approvals

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)

4.0 Planning Controls

The Local Planning Controls related to this site include:

1. *Pittwater Local Environmental Plan (LEP) 2014*

The aims of the plan are:

- To protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- To promote development in Pittwater that is economically, environmentally and socially sustainable,
- To ensure development is consistent with the desired character of Pittwater's localities,
- To support a range of mixed-use centres that adequately provided for the needs of the Pittwater community,
- To retain and enhance land used for employment purposes that is needed to meet the economic and employment needs of the community both now and in the future,

- To improve access throughout Pittwater, facilitate the use of public transport and encourage walking and cycling,
- To encourage a range of housing in appropriate locations that provides for the needs of the community both now and in the future,
- To protect and enhance Pittwater's natural environment and recreation areas,
- To conserve Pittwater's European and Aboriginal Heritage
- To minimise risks to the community in areas subject to environment hazards including climate change,
- To protect and promote the health and well-being of current and future residents of Pittwater.

2. Local Heritage Significance - Norfolk Island Pines (Araucaria Heterophylla)

The Heritage Significance is not directly related to this proposed DA modification as it does not affect any trees, vegetation, landscape areas nor involve building works *beyond* the approved site boundary of the Mona Vale Surf Club development.

4.1 Development Controls - Zoning

According to the *Pittwater LEP 2014*, the objectives of Zone RE1 Public Recreation are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To allow development that does not substantially diminish public use of, or access to, public open space resources.
- To provide passive and active public open space resources, and ancillary development, to meet the needs of the community.

Zone RE1 permits with consent the use of community facilities, restaurants or cafes.

5.0 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

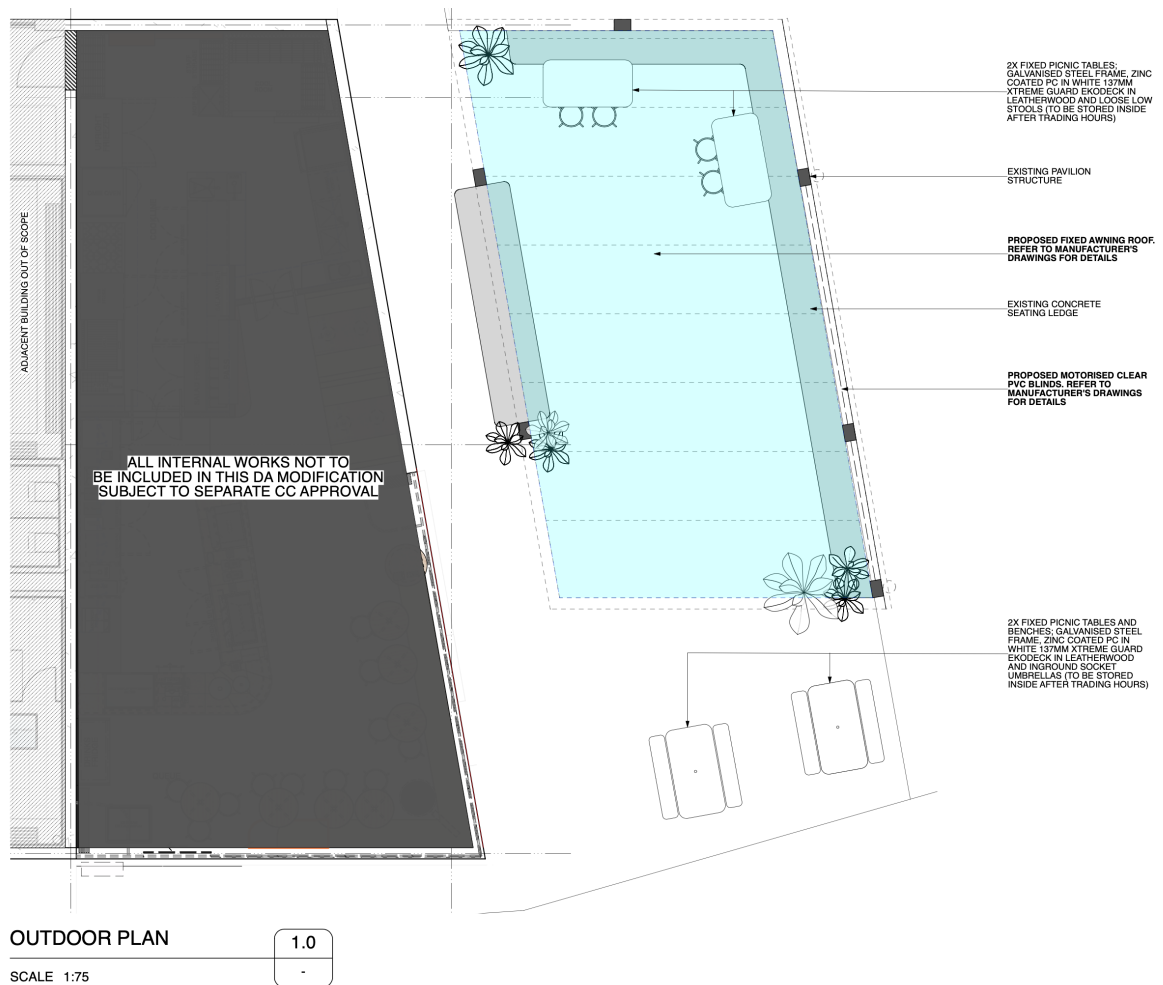


Figure 3: Outdoor Plan showing proposed indicative building works.

Source: Giant Design Consultants, 2022

5.1 New Fixed Awning Roof

Installation of a proposed new fixed awning roof for the existing pavilion structure will provide shade and protection for the outdoor dining area and its customers. Particularly with the strong morning and afternoon sun, it will provide shade for customers and staff from UV rays.

The awning roof will maintain and provide a safe and hygienic environment, also protecting from possible bird droppings which could potentially contaminate a meal. It will allow the cafe to maintain dining in a social distancing setting during any future potential covid or other virus outbreaks. Lastly with the unprecedented extreme weather conditions of the past two years, it will give the cafe the best opportunity to continue trading if these unpredictable situations were to occur.

The fabric awning will be manufactured in a rainproof PVC, also a premium grade tensile fabric with powdercoated frame and fittings. Structural details will include that all fixings for the awning will be 316 marine grade stainless steel.



Figure 4: Example image of proposed awning roof for visual reference.

5.2 New Motorised Clear PVC Blinds

7x new motorised clear PVC blinds have been proposed for the Northern, Eastern and Western perimeter of the existing pavilion structure. The commercial grade PVC material will be robust in design and unobtrusive in appearance to blend in, creating a light filled quality outdoor space without dominating the Mona Vale beach and ocean view.

The addition of these blinds will allow the cafe to trade and be viable during rain and heavy winds, especially over the uncertain weather conditions experienced recently.

The specified blinds and mechanisms will be supplied by a reputable manufacturer who have installed their products in various high wind and ocean front locations and have been proved to be exceptionally reliable and protective from heavy rain conditions.



Figure 5: Example image of proposed PVC blinds for visual reference.

5.3 Extension of Trading Hours

The approved S4.55 Modification (Mod2021/0747) for the site recently changed the following for the Members Lounge/ Restaurant and Function Rooms hours of operation:

Sunday - Thursday	7.00am to 10.00pm
Friday and Saturday	7.00am to 12.00 midnight
New Year's Eve	7.00am to 1.00am (following day)

This Section 4.55 (1a) Modification seeks the following changes to DA2018/1771:

1. Amend the hours of operation (Condition 44) to allow increased trading hours. Proposed changes are shown in ~~strikeout~~ for deletions, **bold red** for new:

(44) Hours of Operation

The hours of operation are to be restricted to:

Members lounge/restaurant and function room: 7am to 10pm (7 days, inclusive of public holidays)

*Cafe: ~~7am~~ **6am** to 5pm (7 days, inclusive of public holidays)*

Earlier trading will benefit the surf club community and locals before or after their morning swims and exercise.

Therefore as an operating cafe, trading earlier at 6.00am would be advantageous for early morning patrons, and is only an hour earlier than what is currently approved for the cafe.

6.0 Economic, Social and Environmental Impacts

This Section 4.55 (1a) Modification proposal is substantially the same development as approved. The proposed modification does not change the fundamental nature of the approved development; with no alterations to the change of use, intended capacity or layout, floorspace, height, parking, servicing, overall site planning or access arrangements.

The change seeks to allow reasonable operating hours suited to the site, tenancy and locality, consistent with wider planning objectives supporting hospitality and retail business in the community.

The reason given for condition 44 states "to ensure that amenity of the surrounding locality is maintained".

The proposal, as modified, will not compromise or derogate from the reasons for approval cited above. Indeed, the modified proposal is considered more consistent with the zone objectives and compatible with the locality, while compliance with planning controls is not compromised.

7.0 Capacity

The proposal will attain to the approved total patron capacity of 70 people as per the approved DA 2018/1771.

Indoor Seats	14
Outdoor Seats	56

Staff capacity is expected to be a maximum of 8 at any one time.

8.0 Conclusion

In conclusion, the proposal is not considered to have a negative effect on the Mona Vale Surf Club overall, and can only serve to benefit the community by allowing the cafe to include these outdoor building works to enhance the dining experience, maintain a safe and hygienic space, and protect its customers and staff in the case of undesirable weather conditions.

Additionally by allowing earlier trading hours as a licenced premises with outdoor dining, the cafe can provide a favourable service to its patrons and wider community, stimulate the local economy and thrive in the opportunity to grow as a local business. It is therefore considered to be within the public interest of the community.