

Northern Beaches Council

PO Box 82
Manly NSW 1655

DA Ref: DA2020/1027
Project: Little Manly Beach Kiosk
Subject: Natural Environment

Dear Sir/Madam,

In regards to the proposed alterations and additions at the Little Manly Beach Kiosk, we provide this short memo to address any outstanding Natural Environment concerns.

Hours of Operation:

The is subject to a valid Development Consent with approved operating hours of:
The hours of operation of the premises are not to exceed the following;

Winter Opening Hours (1 June to 31 August)

Sunday, Monday, Tuesday, Wednesday and Thursday 9:00am to 5:00pm,
Friday and Saturday 9:00am to 9:00pm.

Summer Opening Hours (1 September to 31 May)

Monday and Tuesday 7:00am to 5:00pm,
Wednesday and Thursday 7:00am to 9:00pm,
Friday and Saturday 7:00am to 10:00pm,
Sunday 7:00am to 7:00pm.

Note: The serving of meals is to cease thirty (30) minutes prior to closing time on each day and the premises are to be fully vacated outside these times (including patrons, staff and operator / manager).

The proposed changes to these hours are minor in nature and intended to simplify the operation of the premises rather than unnecessarily extend or intensify the use, please see below for proposed hours of operation:

Sunday – Wednesday: 7am – 4pm
Thursday – Saturday: 7am – 10pm

Background:

The recommendation to reduce the hours of operation of the kiosk does not consider the existing condition of the site during the evenings and nights.

Little Manly Beach is (unfortunately) known to be frequented by adolescent groups after dark, causing damage and vandalism to the public structures and kiosk as well as consumption of alcohol and associated activities. This is not a conducive environment for the local populations of Bandicoots and Penguins.

To further exacerbate the issue, Council has erected a significant flood light at the beach to deter such activities, whilst this has been unsuccessful, the flood light itself poses a significant and present deterrent to Penguin populations at the beach, refer to image below.



Proposal:

The existing structures on site are in a dilapidated state which require minor upgrades in order to safely operate the premises. Hence the proposed alterations are sought in order to improve the currently dilapidated structures on site.

The café premises at Little Manly Beach services locals and visitors who are already at the beach rather than attracting patrons solely for the purpose of attending the café. The proposed works to the café are intended to provide a higher level of service and amenity to the existing clientele rather than attract more patronage.

Whilst additional seats are proposed at the café, this is for convenience rather than to attract additional patrons to the area.

The proposed works are not considered to be substantial or by any means intensify the use of the site. As such, we do not expect any change to the current levels of impact on nearby flora and fauna.

Mitigation Measures:

Whilst the proposed works are not expected to change the levels of existing impact on any nearby flora or fauna, the following mitigation measures could be implemented:

- Reduction in any amplified music to an appropriate level
- Low level lighting only (whilst providing a reasonable level of safety for patrons)
- No dogs allowed for dinner trade
- Requesting patrons leave the premises in an orderly way

For further details please refer to the Ecology Response letter prepared by GIS Environmental Consultants.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Barry Babikian', written over a circular stamp or seal.

Barry Babikian
Director, BJB Architects
Registered Architect, NSW Reg No. 8806