

Summary Report of Public Notification

Project name	Lease of Bilgola Beach Café
Public notification period	Wednesday 27 March 2024 – Wednesday 24 April 2024
Background	<p>Northern Beaches Council are proposing to enter into a lease to fit out and operate the café located at 400 Barrenjoey Road, Bilgola Beach NSW 2107.</p> <p>A tender will be released to source an experienced operator in the coming months. The lease is intended to be granted to the successful tenderer for five years, with an additional five-year option.</p> <p>The premises forms part of Bilgola Beach Reserve Trust (R58243), Lot 7327 DP 1164236, of which Council is the Crown Land Manager. Council is required to give notice in accordance with Section 3.22 of the CLM Act 2016 and Section 47 of the LGA 1993.</p>
Total number of submissions	1
Summary of findings	<p>This report outlines the outcomes of public notification as part of a proposal to tender and lease the premises described above.</p> <p>The feedback collected highlighted conditions within the Plan of Management and DA2023/0376 to be included within the lease.</p>
Engagement approach	<p>This public notice was implemented and reported in accordance with Section 3.22 of the Crown Land Management Act 2016 and Section 47 of the Local Government Act 1993.</p> <p>The notice was promoted through resident letters to adjoining properties, on-site signage and a page established on Councils website.</p> <p>Feedback was captured through email submissions to Northern Beaches Council. Contact details were provided should people have questions.</p>

How we notified	
Properties notified by letter	98 letters
Signage installed onsite	2 signs
Council website	https://www.northernbeaches.nsw.gov.au/council/news/lease-bilgola-beach-cafe

Findings		
Theme	What we heard	Council response
Conditions within the Plan of Management and DA2023/0376 to be included within the lease	Feedback provided to ensure that the lease includes conditions from the Plan of Management and DA2023/0376 specifically around alcohol, hours of operation and noise and amenity.	<p>Council recognises the importance of adhering to the Bilgola Beach Plan of Management and DA 2023/0376 conditions.</p> <p>The proposed lease will include the requirement to comply with the Plan of Management and DA conditions set upon the premises, which will encompass all conditions including that of around alcohol, hours of operation and noise and amenity.</p>

Verbatim Responses	
<i>Personal details have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.</i>	
No.	Submission
1	<p>Dear Northern Beaches Council,</p> <p>This is in response to your recent correspondence that a lease tender is being sought for the Bilgola Beach Cafe at 400 Barrenjoey Road, Bilgola Beach.</p> <p>As per the Plan of Management and DA2023/0376, we request Council ensure that the following conditions are included in the terms of the lease:</p> <p>1. <i>The sale, supply and consumption of alcohol are not permitted. This is stated in the current DA and Bilgola Beach Plan of Management on page 115, under Leases and Licences, 'that the lease of the Bilgola Kiosk shall include the following conditions....alcohol is prohibited.</i></p>

	<p>2. <i>Hours of Operation</i>: The hours of operation, including all preparation, <u>set-up and closure activities</u> shall be confined to between 6.30am and sunset, seven (7) days per week.</p> <p>3. <i>Noise and Amenity</i>: The lease shall include the DA condition, with respect to commercial collection of their rubbish and deliveries of supplies, to occur <i>within</i> operating hours to minimise noise impact on neighbouring properties. Furthermore, the emissions of noise etc shall meet the ongoing condition #6 of the DA as it relates to neighbourhood amenity.</p> <p>Yours sincerely,</p> <p style="text-align: center;">[Redacted Signature]</p> <p style="text-align: center;">[Redacted Name]</p> <p>Bilgola Beach</p>
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Document administration	
Version	1.0
Date	13 May 2024
Approval	Content provided and approved by Property Commercial & Tourist Assets Team
Status	Final
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.