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To: DA Submission Mailbox
Subject: Online Submission

26/08/2025

MR Catherine Griffin

RE: DA2025/1033 - 0 North Steyne MANLY NSW 2095

This DA should not be approved until more information on the operation of this cafe/kiosk is available for the community to comment.

Hours of Operation

who will operate the cafe/kiosk

Lease arrangements with Council/Club

Will there be outdoor seating

Environmental health referral

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.aspx?id=!!TELXJiuSAnqCpXDlcYcalXnbYDnnxbpiZrcdoQ%253d%253dUeMjy%252bDgsSg%253d>

The 'Environmental Health Referral Response - commercial use' document for this DA does not make sense. What does this statement below mean?

Approval is sought for the conversion of a storage area for use as a kiosk. It is noted that no physical works are proposed at to included as part of this application.

It is then Approved with Conditions and supported

Yet further down in the document it states.....

No Approval For Works

This approval does not give consent for any physical works relating to the fit-out of food premises. A separate approval is required to be obtained to prior to the undertaking of any physical woks relating the

fit-out of food premises.

Reason: To ensure compliance with Planning Legislation.

The SOE states that

A statement of modifications has been prepared by Pieter Henry Architects which accompanies this application and clearly outlines the proposed modifications which are listed below: - Change of use of a storeroom into a cafe/kiosk and associated fit out

The SOE also states that the application does not offend the Manly Local Environmental Plan 2013 The subject land is zoned RE1 - Public Recreation under the provisions of the Manly Local Environmental Plan 2013 because a 'cafe/kiosk' is ancillary to the Surf Club.

A cafe/kiosk is a retail premises. Under the Manly LEP (2013) Community Facilities are defined as: community facility means a building or place-

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare

In addition there is no mention of any outdoor dining furniture which will undoubtable follow if this cafe/kiosk opens.

There is no indication of the operating hours, if it will be leased from the Council or the Surf Club or operated by volunteers during the surf club season.