

**STATEMENT OF ENVIRONMENTAL IMPACTS
PITTWATER RSL CLUB, MONA VALE, SYDNEY**

**REQUEST FOR A VARIATION OF 2019/0547
FOR ORGANIC FOOD MARKETS**

April 2020

In February 2020 Council made a determination in relation to a request by the Applicant to modify Development Consent DA2019/0123 granted for the use of part of the car park at Pittwater RSL Club for the purpose of an organic food market.

The DA was to operate for 18 months with freedom to apply for an extension to five years.

The current application is requesting:

1. To extend the expiry date of the DA to 5 years (i.e. 1 September 2024)
2. Without changing the time at which setup can commence, to move the time at which sales can commence to 8 am from 8:30.

The market was opened on 1 September 2019 and rapidly became adopted by local customers and become a centre for the community to come to each week where customers enjoy a morning coffee, breakfast or brunch as well as to purchase their shopping needs including fruit, veg, fish, meat, bread, cheese, mushrooms and so on.

The market went into hibernation in response to the corona virus pandemic on Sunday, 29 March and it is intended to reopen on 3 May..

The application is being made at this time as it would be awful if the market was to re-emerge from hibernation only to see the DA expire a few months later. The need for businesses to resume after the crisis is a national priority.

The variation is being requested to a consent granted under Clause 2.8 of the Pittwater LEP "Temporary Use of Land" which satisfied the requirement that:

- (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
- (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
- (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
- (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.

1 Site Suitability

Pittwater RSL Club's car park represents an ideal location for a market. The majority of the site is

hard standing and flat with multiple access points.

The boundaries adjoin roads, the Club itself, open spaces and park land.

The market trades Sundays with access hours of 7 am to 2:00 pm and trading hours of 8:30 am to 12:30 pm. These are times of minimal usage of the car parking facilities by normal users.

We do appreciate that several residents living on the opposite side of Jubilee Avenue and Foley Street object strongly to the market. A Noise Emission Compliance Report accompanies this DA and concludes that any criteria exceedance only occurs during the short arrival and set up period of 7 – 7:30 am. The operator intends to adopt the noise controls and recommendations included in the report to ensure compliance with the specific criteria and to provide increased amenity. These are:

During periods when operational noise exceeds the criteria specified by the Noise Policy for Industry, the following noise control management recommendations should be adhered to for the provision of amenity:

- All unloading operations when possible must be located as furthestmost as possible from the entrance.
- Stall operator arrivals (cars) are to be staggered equally between to the two entrances (Jubilee Ave and Foley Street) to ease traffic at any particular entrance.
- No arrivals before 7am on site.
- Stall operators/truck drivers must be proactive in not creating loud impulse noises when arriving and/or
- setting up i.e. slamming truck roller doors, letting hard objects fall to the ground, shout or raise voices
- unnecessarily.
- Noise created by vehicles entering over a steel grate at the Jubilee entrance may be remedied by
 - reaffixing the grate so as it does not move when driven over.
 - Trucks or heavy vehicles should avoid idling for extended durations.
 - Trucks with reverse alarms should avoid reversing when possible.
- Patrons are directed to park in the covered RSL parking or as further away from the residential receivers as possible.
- PA system only used for emergencies.
- Live music to be limited to the northern part of market and kept at reasonable level

Any noise on accessing and setting up the market is short lived and the market creates many hundreds of jobs, an outlet for farmers and providers and an important shopping experience for residents of the Northern Beaches.

Placing of stalls will not interfere with the enjoyment of the adjacent public spaces.

Physically, the market maximises the use of hard surfaces and no permanent attachments are made to the existing structures. This minimises any ongoing effects. Power and water are available on site. Adequate toilet facilities are available inside the existing buildings.

The market will increase the amenities available to the members and attendees of the RSL and local residents. It is expected that RSL's foot traffic will increase with the majority of new visitors being local.

2 Present and previous uses

The intended area of the site has been used for many years as the car park for the Pittwater RSL Club. The paved area is extensive and is ample for both club related parking and market requirements during proposed market operation hours.

3 Operation and management

The market is operated and managed by Organic Food Markets. Pittwater RSL has provided licenses for this purpose. Organic Food Markets have a long and considerable experience in operating this kind of market having commenced in 1995 in French's Forest. This was Sydney's first Organic Food Market. Since opening in French's Forest they have gone on to open markets in Hornsby, St. Ives, Leichhardt, Chatswood, Hurstville, Marrickville, Double Bay, The Entrance, Newcastle and Bondi Junction. Organic Food Markets operates on sites owned by councils, schools, shopping malls and hotels and maintains excellent relationships in all cases. Organic Food Markets undertakes all compliance and risk management.

Organic Food Markets maintains an office is open Monday to Friday in order to handle administration. On site, managers are present from before bump-in to until after bump-out. Two/three full time managers have been appointed and trained.

All markets are operated in accordance with an established pattern of bump-in and bump-out and an Operational Management Plan was lodged with the original DA. Traders arrive in a time period of approximately 90 minutes before the advertised time of commencement for shoppers. Equally a period of approximately 90 minutes is used to take down and clear the market.

Market set up will commence at 7:00 am with an advertised commencement time for customers of 8:30 am. Vehicles are guided onto the site by management. On this site the layout is designed to accommodate a large proportion of the traders vehicles behind their stall for the duration of the market.

From 8:30 am onwards the site is clear of all traffic movements. The market manager/s patrols the market during the opening hours save for short breaks.

At 12:30 pm the market is closed and traders pack up. The site will normally be cleared by 2:00 pm and the manager will carry out a final inspection, including removing any litter.

This application asks for a commencement of trading at 8:00 am. Experience indicates that set up is completed by 8 am. The site is not gated and customers begin to collect on site waiting for trading to commence. Allowing the traders to commence trading at 8:00 am will reduce bunching and queues. It should be noted that Organic Food Markets have recently been granted a DA at Balgowlah RSL, a site within the Northern Beaches Council area and the start time on site is 7 am with trading commencing at 8 am.

4 Entertainment

Organic Food Markets arrange low volume live music at markets. Normally this involves no more than one or two musicians playing together without any formal stage. Volume is to be limited to low level battery powered amplification only. The performances are not noisy and management are

instructed to ensure that volume level do not become unreasonable. Musician would only play from 8:30 am until 12:30 pm.

No stages are erected for this low key, busker style of music. The musician (normally a solo) plays under a gazebo or umbrella.

5 Access and traffic

The site has multiple access point for vehicles and pedestrians. For full details please see the accompanying site plan. Access to the site is easy with a driveway from Foley Rd. It is expected that all traders vehicles will be located and/or parked inside the market area. We expect some 70-100 stalls when the market is full.

Parking has been busy at peak periods but no traffic blockages or double parking has occurred and by mid day the area is clearing of parked cars. The high parking period has been between 9:30 am and 12 noon.

Markets tend to generate a flow of traffic across the market hours rather than a large flow inwards at opening and out at closing. The majority of traffic appears to turn off the Mona Vale Road at Foley Rd and drive from the lights to the markets entrance on Foley Rd. Traffic also come from the direction of Warriewood valley and enters from Jubilee Ave and can park on site in that part of the car park.

Traffic has not backed up to the Mona Vale Road due to markets activities and no back up have been experience expected on the other surrounding roads save for ten minutes after 7 am as the traders access the site.

Traders access and come on site during set up and take down. On site traffic movements are restricted to these times only. All drivers are expected to drive at less than 5 km per hour, have front windows open and engage the vehicles hazard lights while moving on site. Normally, no large vehicles are used. 90% of vehicles are cars or small vans. 5% are larger vans or small trucks (up to 5 tons).

6 Privacy, views and overshadowing

There are no expected privacy, view or overshadowing issues expected.

7 Air and noise

No impacts are expected in terms of air quality.

Only limited amplified sound at low levels to assist musicians (eg, guitarists) is allowed.

Our markets are not noisy and normally stay below obtrusive levels. The times during market operation that generate the most noise are bump-in and bump-out. Management are instructed to monitor and take action to ensure effective minimisation of noise generated during these periods of operation as well as over the course of the trading day.

The layout of the market on the site takes proximity to neighbouring residential property into account. Large and or noisy electrical generators are not allowed to be used at our markets and the

use of battery and gas power is encouraged.

8 Soil and water

No water run off is expected. Traders are not allow to dump liquid waste, including cooking oils on site. All hot food traders must have a non-permeable floor covering and equipment to help prevent spills on to the venues surface.

No soil impacts are expected due to the hard standing location of the market.

9 Energy

Minimal impacts are expected. Any unforeseen upgrading of the existing facilities is expected to be minimal. Any usage of existing electrical infrastructure is expected to be minimal. Market equipment requiring grid access is expected to be 10 amp compatible. Electrical water and food heating equipment is not allowed to be use on the market.

It is expected that the energy usage of the market would be negligible.

10 Waste

Our markets do not normally produce much waste. Traders must remove any waste they create from commercial activities from the site at the end of trading. We carry out further monitoring through out the trading day and post bump-out 'pick up stick' patrols. A commercial contractor will be employed to supply sufficient general waste and recycle waste bins and empty them weekly.

Bins are provided for sorted waste.

The market would require a small area for the storage of bins during non-operational hours. All bins would be locked when not in use to discourage any dumping.

11 Toilets

The fixed toilets on site will be used by visitors to the market. No temporary toilets are required.