

Northern Beaches Council

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4 July 2023

Statement of Environmental Effects - Revision C

Butterbox Long Reef

(Cafe at Long Reef Surf Lifesaving Club, Pittwater Road, Collaroy NSW 2097)

01 Introduction

This Statement of Environmental Effects (SEE) is to assist with the Section 4.55 (1a) DA Modification of DA2020/0021 (determined on 24 April 2020) for the proposed cafe 'Butterbox' at Long Reef Surf Lifesaving Club. This document provides an environmental assessment of the proposed coffee machine and new awning for outdoor dining area.

The internal works are subject to a separate Complying Development Certificate (CDC) and is not included in this DA modification.

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 process and ongoing operation.

02 Description of Site and Surrounds

The ground floor cafe is a tenancy on the South-Western side of the redeveloped Long Reef Surf Lifesaving Club precinct (LRSLC) which is adjacent to Long Reef Beach. The cafe is located within a single rise building independent of the surf club. Apart from the cafe, other proposed ground level spaces provided by LRSLC include a gym, office, public amenities, club member amenities/facilities such as training room, lockers and storage.

The property is situated within Zone RE1 - Public Recreation, in accordance with Warringah Local Environmental Plan 2011 and the site's Section 10.7 Planning Certificate.

The legal description of the site is Lot 11; DP 1193189.

There is Environmental Heritage local significance in relation to the:

- Coastal Cliffs,
- Fisherman's Hut, Winches, Vegetation, and
- Local Reef Aquatic Reserve

This proposed modification is limited to the addition of a coffee machine and a retractable awning therefore resulting in no or minimal effect on the rest of the site. It does not directly affect these Environmental Heritage areas of concern.

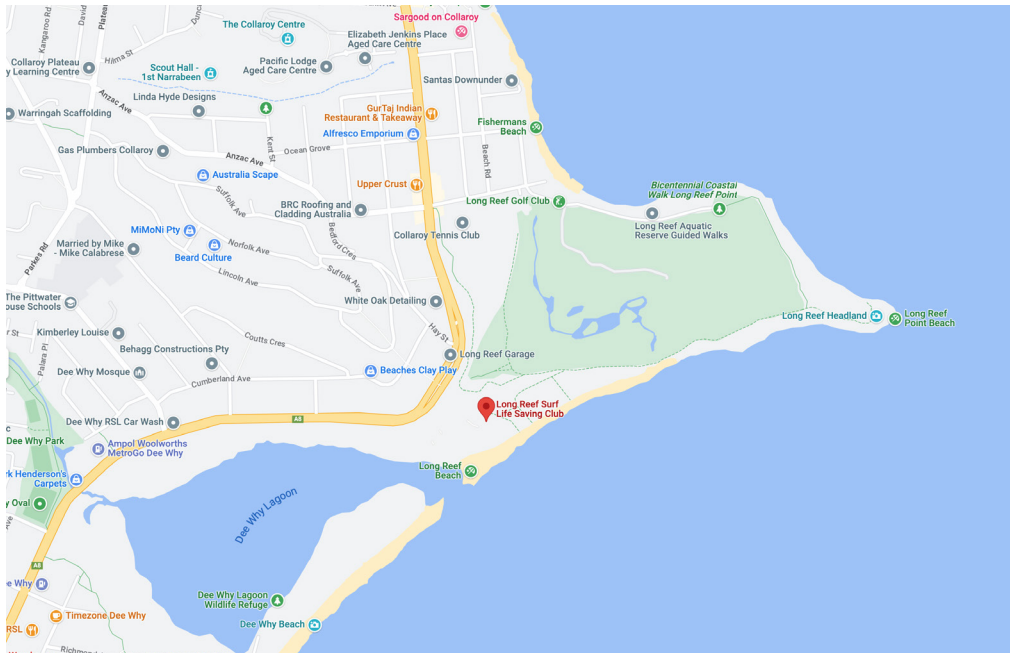


Figure 1: Location of Long Reef Surf Lifesaving Club on Pittwater Road, Collaroy. Not to scale

Source: Google Maps, 2023

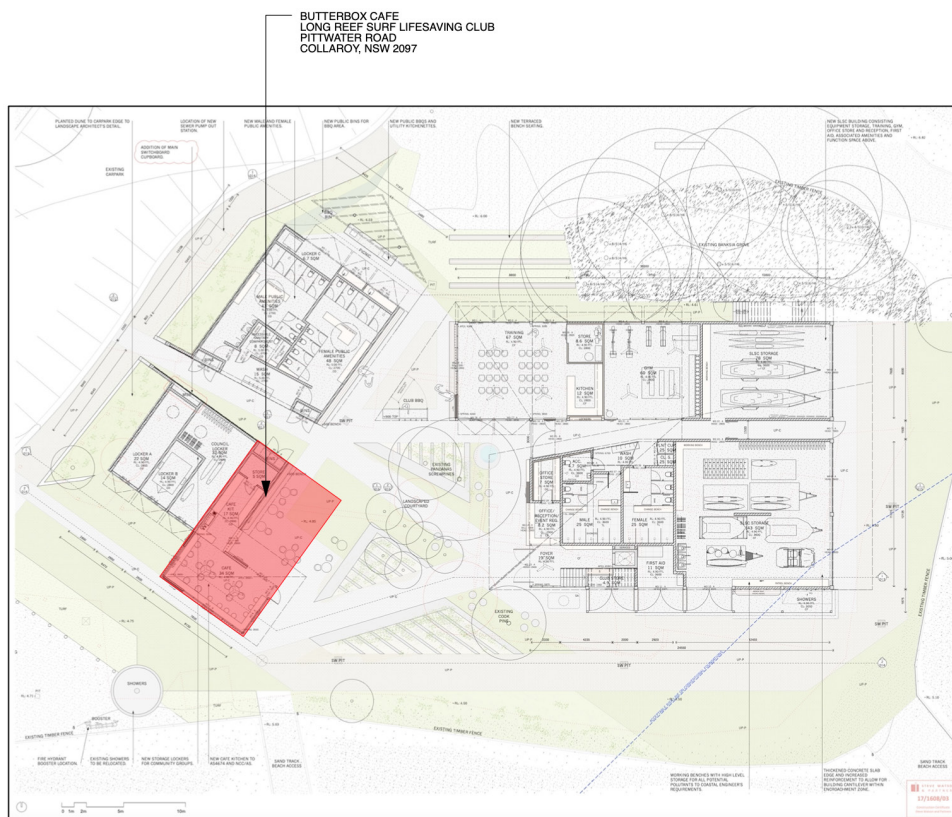


Figure 2: Site Plan showing subject cafe tenancy including outdoor dining area shaded in red.

Source: Adriano Pupilli Architects (marked up by Giant Design Consultants), 2023

3.0 Summary of Past Approvals

The recent history of approvals under Development Applications and Section 4.55 Modifications in relation to the subject Pittwater Road, Collaroy (Lot 11, DP 1193189) are as follows:

DA2020/0021

Approved 22/04/2020 by Northern Beaches Council

New - Demolition works and construction of new Surf Life Saving Club with associated public amenities and cafe/community storage buildings.

Mod2021/0719 - Section 4.55 (1a) Minor Environmental Impact

Approved 03/11/2021 by Northern Beaches Council

Modification of Development Consent DA2020/0021 including:

A. Add Condition No. 1A - Modification of Consent - Approved Plans and supporting Documentation

4.0 Planning Controls

The Local Planning Controls related to this site include:

1. Warringah Local Environmental Plan (LEP) 2011

The aims of the plan are:

- (1) *This Plan aims to make local environmental planning provisions for land in that part of Northern Beaches local government area to which this Plan applies (in this Plan referred to as Warringah) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows—*
 - (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
 - (a) to create a land use framework for controlling development in Warringah that allows detailed provisions to be made in any development control plan made by the Council,*
 - (b) to recognise the role of Dee Why and Brookvale as the major centres and employment areas for the sub-region,*
 - (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors,*
- (d) *in relation to residential development, to—*
 - (i) protect and enhance the residential use and amenity of existing residential environments, and*
 - (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
 - (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,*
- (e) *in relation to non-residential development, to—*
 - (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and*
 - (ii) maintain a diversity of employment, services, cultural and recreational facilities,*

- (f) *in relation to environmental quality, to—*
 - (i) *achieve development outcomes of quality urban design, and*
 - (ii) *encourage development that demonstrates efficient and sustainable use of energy and resources, and*
 - (iii) *achieve land use relationships that promote the efficient use of infrastructure, and*
 - (iv) *ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*
 - (v) *protect, conserve and manage biodiversity and the natural environment, and*
 - (vi) *manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity,*
- (g) *in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah,*
- (h) *in relation to community well-being, to—*
 - (i) *ensure good management of public assets and promote opportunities for social, cultural and community activities, and*
 - (ii) *ensure that the social and economic effects of development are appropriate.*

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.

3. Griffith Park Plan of Management (PoM)

The purpose of the Plan of Management is to ensure Crown Land is managed for the benefit of the NSW people and provide a framework for managing Griffith Park. The original approved DA for the redevelopment of Long Reef Surf Life Saving Club was supported by the Griffith Park PoM as it consistent with the public purpose of the park and management principles outlined in the plan.

This proposed DA modification similarly does not affect any management principles outlined in the Griffith Park PoM as the cafe is a single rise building independent of the Long Reef Surf Life Saving Club, and the modification is limited to the internal cafe layout and installation of a retractable sun shade therefore there is no effect on the rest of the surrounding site.

4.1 Development Controls - Zoning

According to the *Warringah LEP 2011*, 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 protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values

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

3 Permitted with consent

Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures

Figure 3: Excerpt from Land Use Table for Zone RE1 highlighting permitted with consent of restaurants or cafes

Source: Warringah Local Environmental Plan 2011, accessed May 2023.

5.0 Proposed Modification

This Section 4.55 (1a) Minor Environmental Impact modification to Development Application DA2020/0021 which this SEE accompanies, seeks the following additions for consent:

- New coffee machine in previously approved eating area as per DA2020/0021 plans
- New awning for outdoor dining area

Giant Design Consultants have prepared drawings to illustrate the proposed modifications.

5.1 Coffee Machine Location

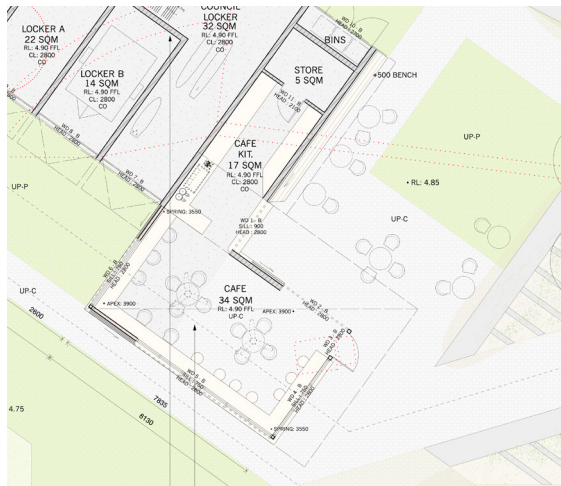


Figure 4: Internal cafe plan from approved DA2020/0021

Source: Adriano Pupilli Architects, 2020

The proposed location of the coffee machine is shown in the plan below. By setting the coffee machine in this location, it allows the kitchen to functionally work while in service.

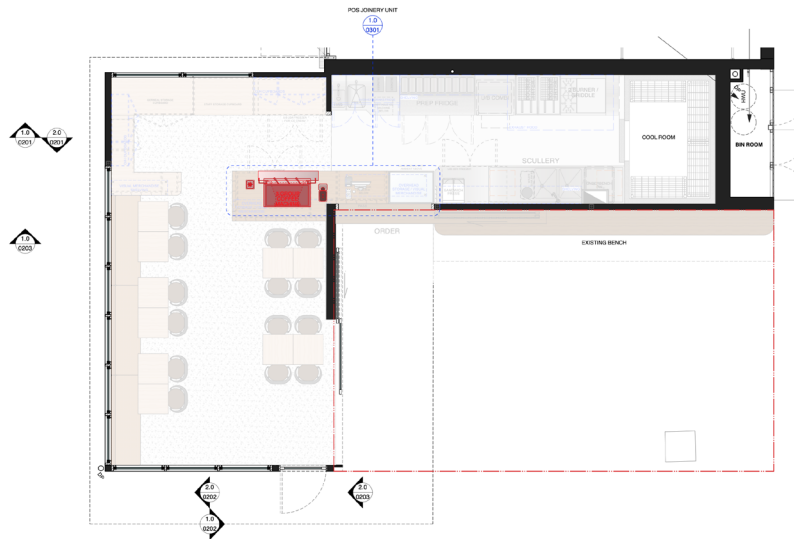


Figure 5: Proposed coffee machine location and new awning (dashed in red) shown on plan. See Drawing 0101 for details

Source: Giant Design Consultants, 2023

5.2 New Awning

The installation of a proposed folding arm retractable awning that will be fixed to the existing concrete soffit, 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 retractable awning 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 few years, it will give the cafe the best opportunity to continue trading if these unpredictable situations were to occur.



Figure 7: Existing outdoor area site

Source: Giant Design Consultants, 2023

The new awning design solution has been chosen to ensure that it is sympathetic to the architectural aesthetic as well as minimising the impact of the buildings form integrity. A universal bracket with M12 316 threaded rod will be fixed to the existing concrete soffit, installed by a professional to achieve compliance with AS1170.2 structural design standards. The universal bracket will be finished in a standard citi pearl silver grey that approximates the existing concrete finish, blending in with the existing architectural element of the concrete soffit. The awning fabric will be made from acrylic canvas, a durable and weather resistant fabric that will be ash grey in colour, complimenting the external finishes palette and providing good UV cover, allowing patrons to keep cool in summer. All fixings and structural details will be in a 316 marine grade stainless steel to ensure longevity.



Figure 8: Existing outdoor area site

Source: Giant Design Consultants, 2023



Figure 9: Existing outdoor area site

Source: Giant Design Consultants, 2023



Figure 10: Example image of proposed awning roof for visual reference.

Source: Giant Design Consultants, 2023

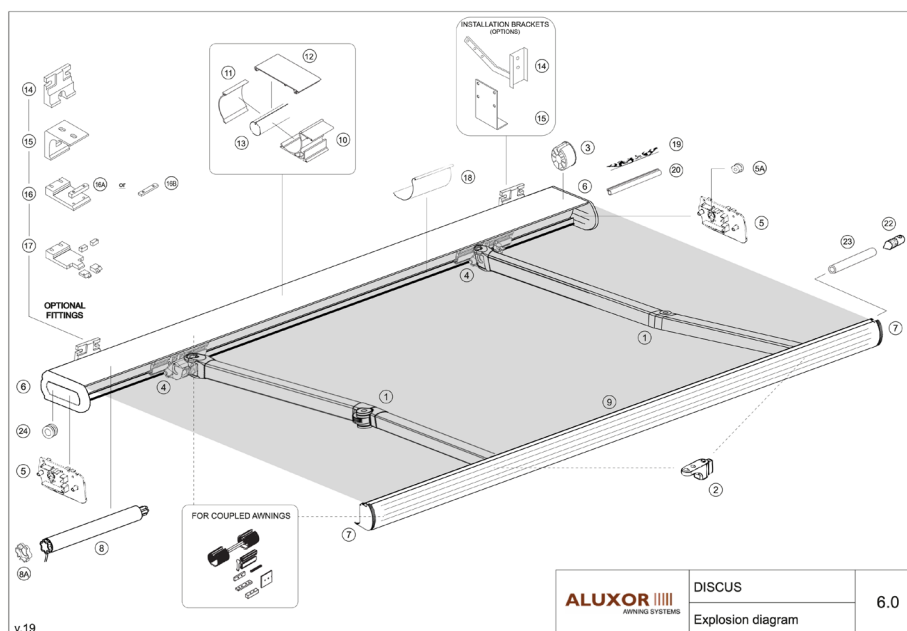


Figure 11: Manufacturer's isometric drawing of proposed awning

Source: Aluxor Awning Systems, 2023

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, capacity, overall site planning, access arrangements and parking.

The position of the coffee machine allows the kitchen to functionally work while in service, providing a local service that is consistent with wider planning objectives supporting hospitality business in the community. Additionally a retractable awning will provide the flexibility to ensure patrons are protected and sheltered from bad weather. Consequently, the use of the awning will create more functional space with minimal environmental concerns, ensuring staff and patrons are able to maintain a comfortable seating arrangement.

7.0 Seating Capacity and Outdoor Dining

The proposal will attain to the approved seated patron capacity of 20 people as per the approved DA 2020/0021.

Outdoor dining will be the subject of a separate application to council. A proposal for 24 outdoor dining seats will be submitted at a later date.

Staff capacity is expected to be a maximum of 7 at any one time.

8.0 Hours of Operation

The proposal will attain to the approved hours of operation for the cafe and associated kitchen:

Monday to Sunday - 6.00am to 6.00pm

9.0 Conclusion

In conclusion, the proposal has no environmental impact.

It is considered to have minimal negative effect on the Long Reef Surf Life Saving Club overall, and can only serve to benefit the community by allowing the cafe to make and serve coffee, provide adequate kitchen space and inclusion of an awning to enhance the outdoor dining experience of its patrons by maintaining a safe and hygienic space, and protecting its users and staff in the case of undesirable weather conditions.

It is therefore considered to be within the public interest of the community.