

Statement of Environmental Effects

Accompanying a development application for

**Proposed change of use to
permit business catering.**

**10 Garigal Place
Mona Vale**

June 2024

Table of Contents

1. Introduction
2. Site description and locality
3. Details of proposal
4. Zoning & Development Controls
5. Environmental Planning & Assessment Act, 1979
6. Conclusion

1. Introduction

This statement of environmental effects has been prepared by Clair Davison to accompany a development application seeking approval for the change of use to permit a home catering business at Lot 19 Sec in DP 270121 which is known as 10 Garigal Place, Mona Vale.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan.
- AS 4674-2004 Construction and fit out of food premises

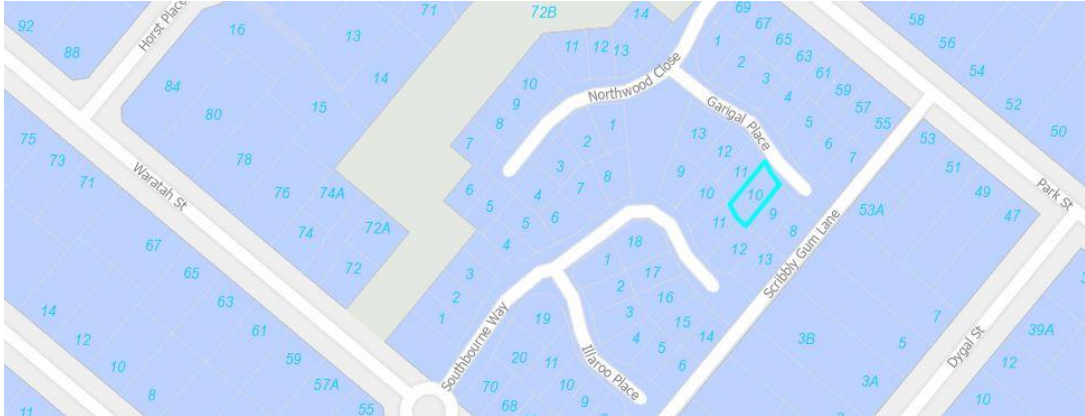
This statement has been prepared having regard to the following documentation:

- Architectural Plans

This Statement describes the existing kitchen, the site and the surrounding area, together with relevant planning controls, policies and Australian standards relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979 together with AS 4674-2004 Construction and fit out of food premises. With regard to this assessment, it is concluded that the development of the site in the suggested proposal is considered to be acceptable and is worthy of the support of the Council.

2. Site description and Locality

The site is identified as Lot 19 Sec in DP 270121 which is known as 10 Garigal Place, Mona Vale. The property is located in The Woodlands Estate. The locality is depicted in the following map:



The subject site is located within a residential locality zoned under R3. Garigal Place is a quiet street with adequate street parking.

The site currently comprises a double story duplex brick dwelling with a high-pitched tile roof. The kitchen is located at the rear of the property. The kitchen is of medium size, is contemporary and was renovated very recently to a very high standard. The benchtops and splash backs have been finished in an engineered stone which are non-porous and the floor is of a sealed natural stone finish. All of which are able to be effectively cleaned. The kitchen comprises of 2 double sinks and a dishwasher. One sink can be used for hot water sanitising and the other for rinsing purposes. A single garage and driveway for one vehicle is situated at the front of the dwelling.

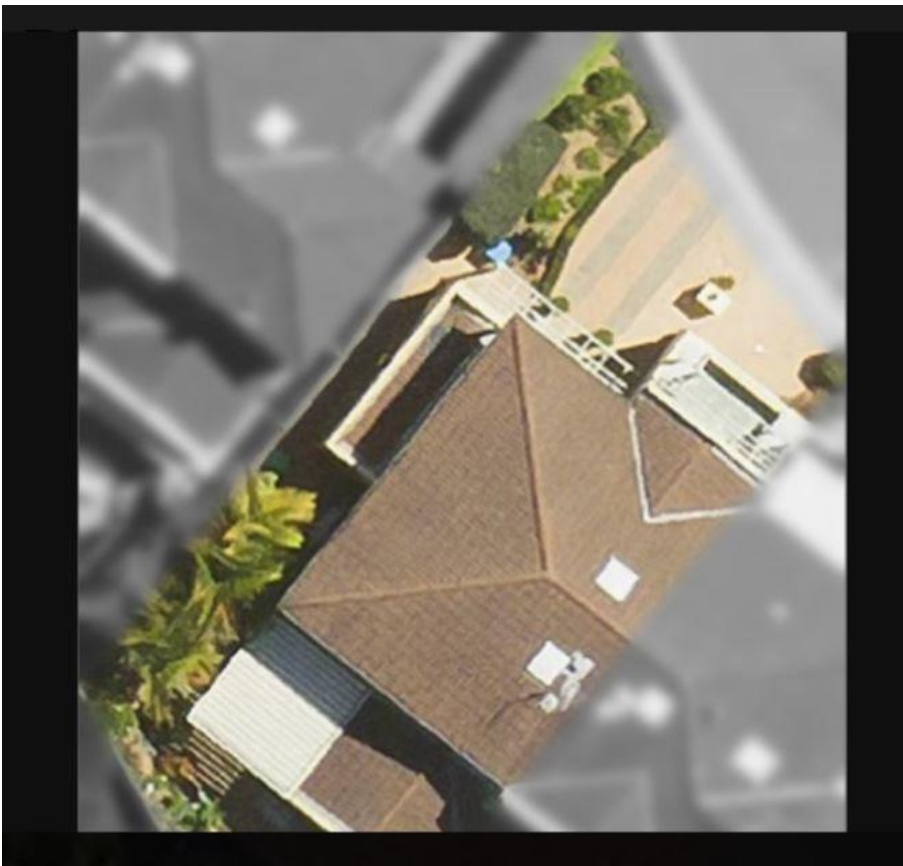
The site and kitchen are depicted in the following photographs:







The existing surrounding development is depicted in the following aerial photographs.



3. The Development Proposal

This application seeks approval for the use of the existing home kitchen of the dwelling to be used for light catering purposes. The application does not require any physical works, thereby not impacting the existing street scape or environment. The existing dwelling will remain unchanged.

The existing home based kitchen will be utilised for catering purposes. The dwelling will continue to utilise the main entry on the northern side of the dwelling.

There will be only two staff members on site at any time.

The proposal seeks approval for the following hours of operation

Monday, Tuesday, Wednesday, Thursday & Friday 8am-5pm

Saturday 8am-3pm

4. Zoning & Development Controls

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended.

4.1 Planning for Bush Fire Protection

The subject site is not in a bushfire prone area

Heritage

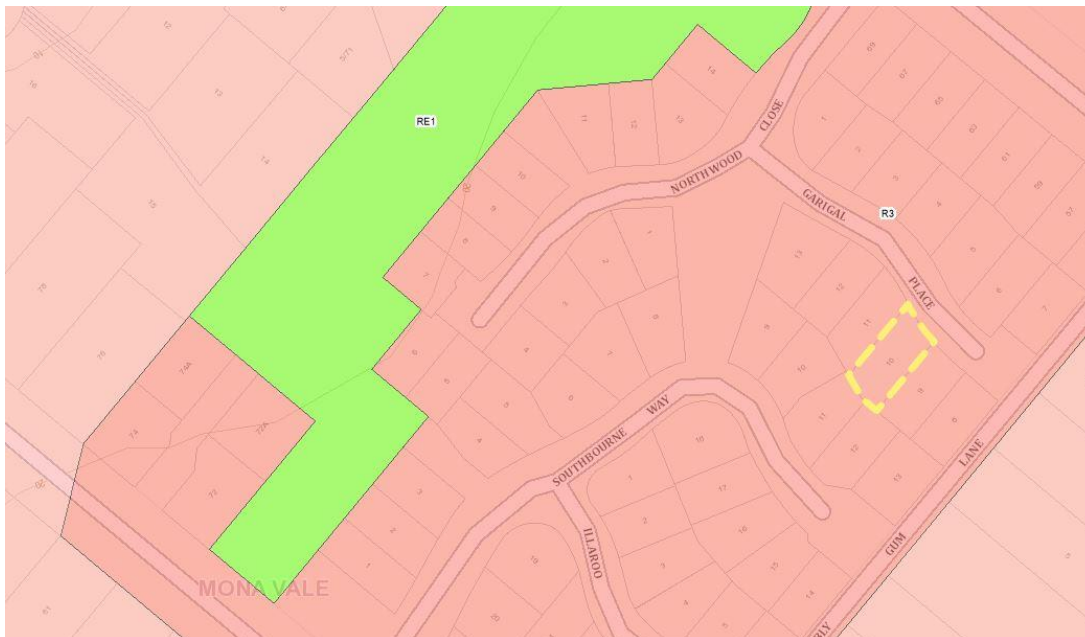
The subject site is not heritage listed or located in a heritage conservation area

Flooding

The subject site is not in a flood affected area

4.2 Pittwater Local Environmental 2014

The Pittwater Local Environmental Plan 2014 applies to the subject site.



The site is zoned C4 Environmental Living. Development for the purposes of a catering business is permissible on the site with the consent of Council.

A catering business is defined as:

Catering business means the process or business of preparing food and providing food services for clients at remote locations.

Where a caterer is defined as:

A person or company providing food and drink at a social event or other gathering

The proposal which seeks to utilise the kitchen for a catering business which will be operated by a caterer who resides on the site meets this definition:

The objectives of the C4 Environmental Living Zone are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values
- To ensure that residential development does not have an adverse effect on those values
- To provide for residential development of low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

It is considered that the proposed use of the kitchen for a home catering business achieves the objectives of this zone by providing for a low impact use which will not have a detrimental impact on the ecological, scientific or aesthetic values of the locality.

The proposal does not provide for any physical building works and therefore there are no specific controls of the LEP that apply to the proposed development

4.3 Pittwater Development Control Plan

The Pittwater Development Control Plan (DCP) has been prepared by Council and includes detailed planning controls that support the LEP 2011. As noted previously, the proposal does not provide for any building works and the controls of the DCP therefore are not relevant.

5. Environmental Planning & Assessment Act 1979

- The application is subject to the provision of the Pittwater Local Environmental Plan 2014. The proposed use as proposed in this document is permissible with the consent of the Council. It is believed that the provisions of this document have been satisfactorily addressed within this report and the application is compliant with the relevant provisions.
- There are no other environmental planning conditions applying to this site
- There will be no detrimental impact on the environment, social and economic status of the locality and surrounding properties.

6. Conclusion

This application seeks approval for the use of the existing kitchen to be used as a home catering business. As per this report the application is consistent with the aims and the objectives of the Pittwater Local Environmental Plan 2014. The application does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality. Furthermore the food premises are:

- *Easy to clean and maintain clean*
- *Have sufficient space, facilities and suitable equipment to produce safe food*
- *Are provided with services such as potable water, effective sewage disposal and sufficient light and ventilation for food handling operations.*
- *Are proofed against entry by and harbourage of pests.*

It is therefore believed that the proposed application is worthy of the consent of the Council.