



Date: 11.06.20

RE: LOT 29, DP 240298 No.2/ 29 Truman Avenue Cromer NSW 2099

Development Application Statement of Environmental Effects

CHANGE OF USE AND SHOP FIT OUT FOR EXISTING COMMERCIAL PREMISES

Introduction

The intention of this document is to provide supporting information for the Development Application submitted for Lot 29, DP240298, 2/29 Truman Avenue, Cromer in regards to internal shop fit-out and change of use. This site is located in the local retail centre – Cromer Shopping Centre where it is one of eight retail businesses.

It is the applicant's intention to operate a retail bakery at the above location to service the surrounding neighbourhood. This activity is permitted with consent within the current zoning of the site – Zone B1 Neighbourhood Centre and fits well with the objectives of this zone. The bakery intends to sell bread and pastries for take-away only. It will employ local residents.

The shop layout has been designed to include a bread production space, kitchen / wash up area, dry storage, bakery oven, refrigeration and a small service counter. This site will be changing from its last known use as a swimming pool supplies shop to bakery.

Site Location and Description

- Lot 29, DP 240298, No.2/ 29 Truman Avenue Cromer NSW 2099
- Zoned as B1 Neighbourhood Centre.
- The premise has an approximate floor area of 95m²

The property is not located:

- on bush fire prone land,
- in an area of heritage significance or
- within or near a heritage or conservation area.

The premise is the fifth shop out of eight and part of a local retail centre known as *Cromer Shopping Centre*. The shop fronts onto Truman avenue (eastern boundary) with rear access gained from Belmore Lane (western boundary).

Other businesses located at *Cromer Shopping Centre* include a cake decorator, small supermarket/newsagent, cafe, picture framing and pizzeria. All shops are of similar size and appearance. The group of shops adjoins a newly proposed residential development.

There are 14 designated, right angle to curb, car spaces along the eastern boundary of the shopping centre and are shared between all businesses.

Shop Location. Image 1.



Shop Location. Image 2 (Street view)



Description of Works

The following outlines the work required to prepare the space as a bakery.

Ventilation - Installation of range hood, ducting and fan to be installed. Range hood will be positioned on the north wall, approximately 7m from the back wall. Ducting will run along the wall and exit out along the back wall where ducting will curve upwards and release air above the roofline.

Internal walls – An Internal wall will be erected to close in the kitchen area and separate production space to kitchen.

Change of flooring – Flooring will be changed to meet Australian Standards for food preparation in kitchen and wash area.

Grease Trap – Staple bakery only makes sourdough (flour, salt and water) we do not make pies or anything using animal fats. Per Sydney Waters guidelines we are not required to install a grease trap. All sinks and floor drainage will be fitted with Australian Standard bucket and scrap traps..

Front of house service area will consist of a foodsafe stainless bench with sneeze guard and bread racking behind.

See attached plan for reference.

Change of Use

The last known use of this space was a pool supplies shop who vacated in April June 12th 2020 The intended use of this space is a bakery

Shop hours

7 days 7am to 2pm

We anticipate employing 2-5 people.

There will be no internal seating for customers.

Type of goods to be made, stored or transported

The bakery will sell sourdough breads and pastries catering for the local community. We will be wholesaling a small amount of product involving one trip with my personal van to cafes and restaurants during our shop hours.

All baked goods are made on the premises from organic ingredients with simple artisanal techniques. We support local producers for our ingredients.

Deliveries / unloading facilities

Delivery of goods will primarily be through the rear of the premises on Belmore Lane. Suppliers will be advised to deliver after 7am to minimise noise.

There is anticipated to be approximately 2-4 deliveries per week.

Waste management vehicles and emergency vehicles will access the shop through Belmore lane when necessary.

Parking & traffic report

There is one, off the street car spot is also available for employees at the rear of the shop and is accessed from Belmore Lane.

Existing and unchanged. There are 14 designated parking spaces that run the length of the shopping centre of which the café would be located in the centre. These spaces are shared among the 8 shops. As the shops are located in a residential area with wide streets there is also ample street parking within easy walking distance to the shops. The site is on the 178 & E78 Sydney Buses route providing a mode of transport to/from the area if required.

Our goal is to employ local people within walking distance to the bakery, therefore will have a negligible impact on local traffic.

Disabled access

Both the front and rear doors are 1 meter wide allowing sufficient space to enter and exit with ease.

At the front entrance there is a small rise from the footpath to a tiled area before the front door. This rise is 5cm high at the highest point and if deemed too high a small wedge could be made to fill this gap. See below.

Image 3: 5cm rise from pavement to tiled area at front door.



There are no designated disabled amenities for the café or group of shops as a whole. Each shop is provided with a single toilet that is located in the rear lane behind the shop. Due to the current construction of toilet blocks and length of lease it would be impractical to renovate or demolish the current toilet block to rebuild a large disabled access toilet facility. For those who are disabled but don't require extra space, a handrail will be placed on the wall next to the toilet to offer extra stability.

The amenities will also be checked regularly to make sure they are clean and that there are no trip hazards in or around the area.

There are no designated disabled parking spaces currently on offer within the 14 marked out spaces for the shops. However on either end of the car park there is access to a curb ramp within meters of the last car space allowing access up onto the pathway outside the shops. Individuals could also make use of street parking if needing more space behind their car and make use of curb ramps or driveways to access the footpath. For those not requiring a ramp to access the footpath individuals only need to step up the curb to be on the footpath and within close proximity.

Signage

Signage will be kept to a minimum and will not be intrusive to the surrounding environment as the only signage for the will be the Staple logo and wordmark applied as vinyl to the front window. Block out blinds will be used on all windows prior to opening to eliminate any light pollution from the shop.

There will be no fixed awning sign under the eave of the awning as this would not be in keeping with the appearance of the shopping strip as no other businesses have this.

Noise

Bakeries are typically quiet spaces to work we do not expect any excess noise above what is generally expected of any other premises on the strip.

Doors will be closed during preparation and the ventilation will be turned off when not in use.

The bakery is not open in the evening and will not hold a liquor license so will not be encouraging antisocial behavior.

Waste management

Staple use the independent waste management contractor Doyle Bros waste management for paper and general waste recycling. They provide colour coded bins that will be homed at the rear of the premises (with locks). Bins are collected once a week.

We will have a large potwasher for washing bread crates and plastic tubs

There will be a cleaners sink on the west wall for the disposal of any grey water (from mopping etc)

Any waste materials generated from the construction or fit-out of the café will be reused or recycled where possible. If unable to be recycled materials will be taken off site and disposed of in an appropriate manner.

Fire Safety Schedule

There is no current Fire Safety Statement or Report for this premises nor one pending for this building. We will have illuminated fire exit lighting, fire extinguishers and blankets in accordance with the code. Regular inspections undertaken by independent advisors.

Building Code of Australia (BCA) Report

Only minor works to an existing commercial premise are being carried out.

