

Statement of Environmental Effects

Accompanying a development application for

Change of Use From Food and Drinks Premises (Café)
to Food and Drinks Premises (Café)

Extended hours of operation

At

LOT 6

1/1421 Pittwater Road

Narrabeen

NSW

2101

08/08/2020

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1. Introduction

This statement of environmental effects has been prepared by Stephen Shailer to accompany a development application for Change of Use From Food and Drinks Premises (Fish & Chip Shop limited hours) to Food and Drinks Premises (Café extended hours) at Shop 1/1421 Pittwater Road Narrabeen NSW 2101. The application is being lodged by Stephen Shailer, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Warringah Local Environmental Plan 2011 , and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Proposal Summary:

The proposed change of use from Food and Drinks Premises to Food and Drinks Premises with the extension of operating hours from its current 12:00 noon – 15:00pm and 18:00pm – 00:00 Midnight 7 days to the proposed times of 06:00am – 22:00pm 7 days.

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

- **Warringah Local Environment Plan 2011**
- **Warringah Development Control plan 2011**
- **State Environment Planning Policy (Exempt and Complying Development Codes) 2008**
- **Australia New Zealand Food Authority Safe Food Australia Standard 3.2.3**
- **Complying Development Certification 160105-01**
- **DA. No.88/197**

2. Site description and analysis Reference ANNEX

Shop 1/1421 Pittwater Road is a ground floor corner block property of 15m in length with a 4.5m street frontage situated in a B2 Local Centre Zone as per Warringah LEP 2011 LZN-Sheet LZN_009.

The site is located inside a lot consisting of 3 other tenanted lots and 1 vacant lot, with a residency at least 10m from the rear of the building and.

2.1 Location and property description – Reference ANNEX

The Property is Located on a corner block that boundaries the Berry reserve council property car park. The ground floor has access directly to street frontage of Pittwater Road, a busy main trunk road and bus route. Surrounding the small B2 blocks is RE1 Recreational areas of Berry Reserve. Directly across the street is the main centre of Narrabeen with any residential zone no less than 100m from the proposed site.

2.2 Site characteristics – Reference ANNEX

The site itself is on one half of the ground floor. The other being a separate food retailer/restaurant and partitioned with a corridor and staircase to the upper levels. This is a common use corridor and has access to the rear of the property.

At the rear is a common shared toilet block which is regularly cleaned as part of the rental package.

The upstairs lots consist of office space and beauty therapy with no heavy works or food retailing.

The main building is of brick construction with static awning over the sidewalk at the front consistent with other retailers on the street. The front window is a sliding opening allowing the window to open up to 1.8m with a seating bar at the windowsill. Front signage is an illuminated rectangular static light box which is consistent with all other retailers in the vicinity.

On the side of the building facing the council car parks are 2 high window openings which can be opened and closed manually. Inside the shop is one air conditioning installation.

The interior of the side is arranged as an open kitchen with drinks preparation area in a bar style design and the kitchen in the rear separated by a 0.9m high partition that extends 3m from the exterior side wall creating a walkway into the kitchen.

In the kitchen area is one large window and the rear door with gas fixings on the outer rear wall. A grease trap is located at the rear in the common area.

2.3 Surrounding development

The area surrounding the proposed site is a well-established town centre and transportation route. 10m to the south of the property is a heritage listed building of the old former tram shelter. The surrounding car parks and local amenities have recently been upgraded. On the strip of properties on the Pittwater road are food retailers which have been operating for many years. Recently a development application has been approved to extend to the rear of one of the properties a seating area DA2016/0433.

3. Details of proposal

The proposed development consists of changes to the interior design layout of the site with not structural work taking place.

The proposal is to adjust the opening times from the current restrictions to a broader range in order to keep with surrounding business times.

3.1 Proposed works Reference ANNEX

The works proposed are to extend operating hours to 06:00-22:00hrs.

The interior and exterior works laid out in this proposal will reference ANNEX.....

1. The interior tables and chairs are removed, a 9.5m bench will be constructed along the interior wall with the current bench left in situ.

2. The bar area will be solely for the purpose of drink preparation and service, with no food preparation being undertaken at this site area.

3. A Privacy screen will be constructed between the kitchen and seating area. This screen will be constructed using gyprock and pine baton. The structure will be anchored to the exterior side wall, the existing food service shelf and a post at the end point of the existing structure of 3m. The structure will rise 2.4m from the floor leaving 0.6m gap at the top thus not creating a separate room area but provides extra precautions for the food preparation and assist with limitation of contamination. A serving opening will be left for food to be passed through to avoid unnecessary entry into the kitchen area.

The kitchen side of the screen will be clad in water resistant protective material such as aluminium while the customer facing side will be painted and have vertical baton detailing with the only horizontal baton protruding around the service opening to aid in the cleaning and limit build up of dust.

The top of the screen will be capped off and all edges sealed as to not harbour pests.

4. On the removal of the Cooking equipment the gas will be capped off by suitable qualified personal and therefore not deep fry or gas burner equipment will be used on site. The installation of electrical fridges and freezers along with a bakery oven and electrical hobs will be used.

5. Signage on the side wall of the property facing the council car parks and berry reserve of 2.4mX2.4m square depicting the business logo.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

State Environmental Planning Policies

Signage in compliance with NSW SEPP Division 2,
Subdivision 3 'Wall Signs'
2.86 & 2.87 (a) (b) (d) (f) (g) (h) (i),ii)

Local Environmental Plan

Building and construction already in accordance with Warringah LEP 2011, no alterations will be made that will compromise the existing CDC.

Current compliance with Land Zoning B2 – Local Centre

Part 3 – Exempt development for the purposes of this application.

Site is currently used as food and drink premises and shall stay as such

5.0 Other considerations

5.1 Visual Impacts

Signage on side of building 2.4m x 2.4m could result in sun glare/shine to oncoming road users at certain times of the day.

This is largely negated by the signage being on the south side of the premises wall.

5.2 Open Space

No open space effects of this development application.

5.3 Overshadowing and Privacy

No overshadow and privacy concerns with this development application.

5.4 Noise

Extension of opening times will result in more noise production from the location for an extended period of time. This however is of small consequence as all equipment shall be electrical use and the closest residency is 10m from the property. The property is also located on a busy trunk road which produces large road noise from heavy goods vehicles and busses from the early hours until late night.

5.5 Erosion Control Measures

No Erosion control measures required.

5.6 Economic and Social Impacts

No detrimental economic and social impacts will be caused from this development application.

The increased social impacts would be an increase in customer choice for food retailers in the area with extended hours to cater for early food service requirements.

5.7 Environmental Benefits

No environmental benefit or detriment will be caused due to this development application

5.8 Disabled Access

Currently the site has one step at the main access door.

5.9 Security, Site Facilities and Safety

Impacts to site are increased ability to shield food preparation areas from airborne contaminants due to erected screen.

Increased security risk as site will be opened for longer duration. This also has a beneficial effect on surrounding areas as a refuge area in case of emergency.

5.10 Waste Management

General Waste management won't change due to this application.

5.11 Building Code of Australia

Development will be carried out in accordance with AS 4674-2004

5.12 Traffic

Impact on traffic is a potential hazard as early morning patrons make use of the stop zone at the front of the property for 'grab and go' food. This will largely be negated by the use of pre ordering applications so patrons may exit swiftly.

5.13 Stormwater/flooding

Nil impact on stormwater and flooding.

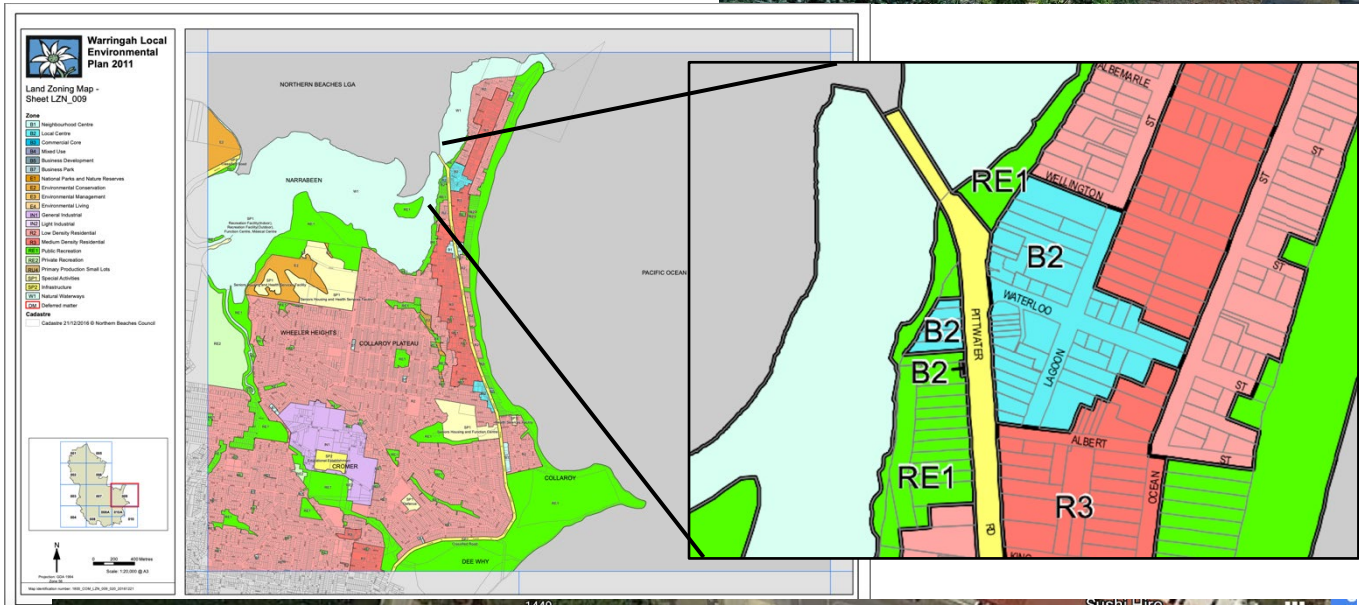
6.0 Conclusion

The proposed development has minimal impact to the structure of the property and sets out interior alterations to the benefit of patrons and staff health, and the safe production of food.

The interior developments will have little disruption to local foot road traffic as these are carried out as works will be undertaken inside the property.

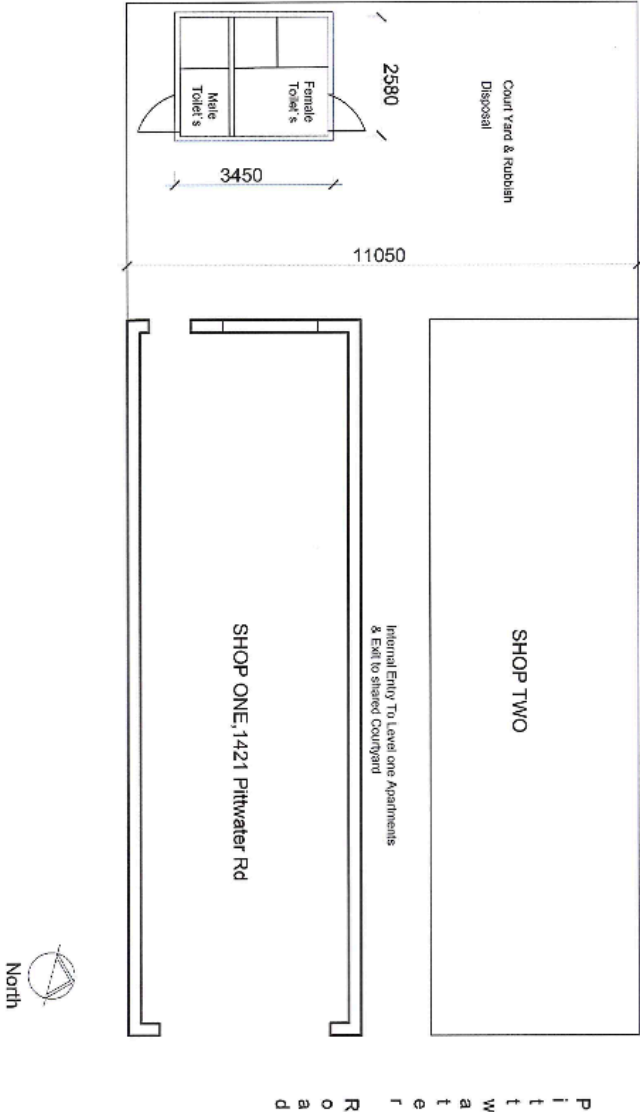
The extended hours of service bring this property in line with surrounding retailers in the area.

Current Property Details



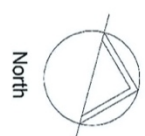
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Concise Certification
APPROVED PLANS & SPECIFICATIONS
No: 160105-01
Date: 11 Aug 2016
Adam Mainey
2435



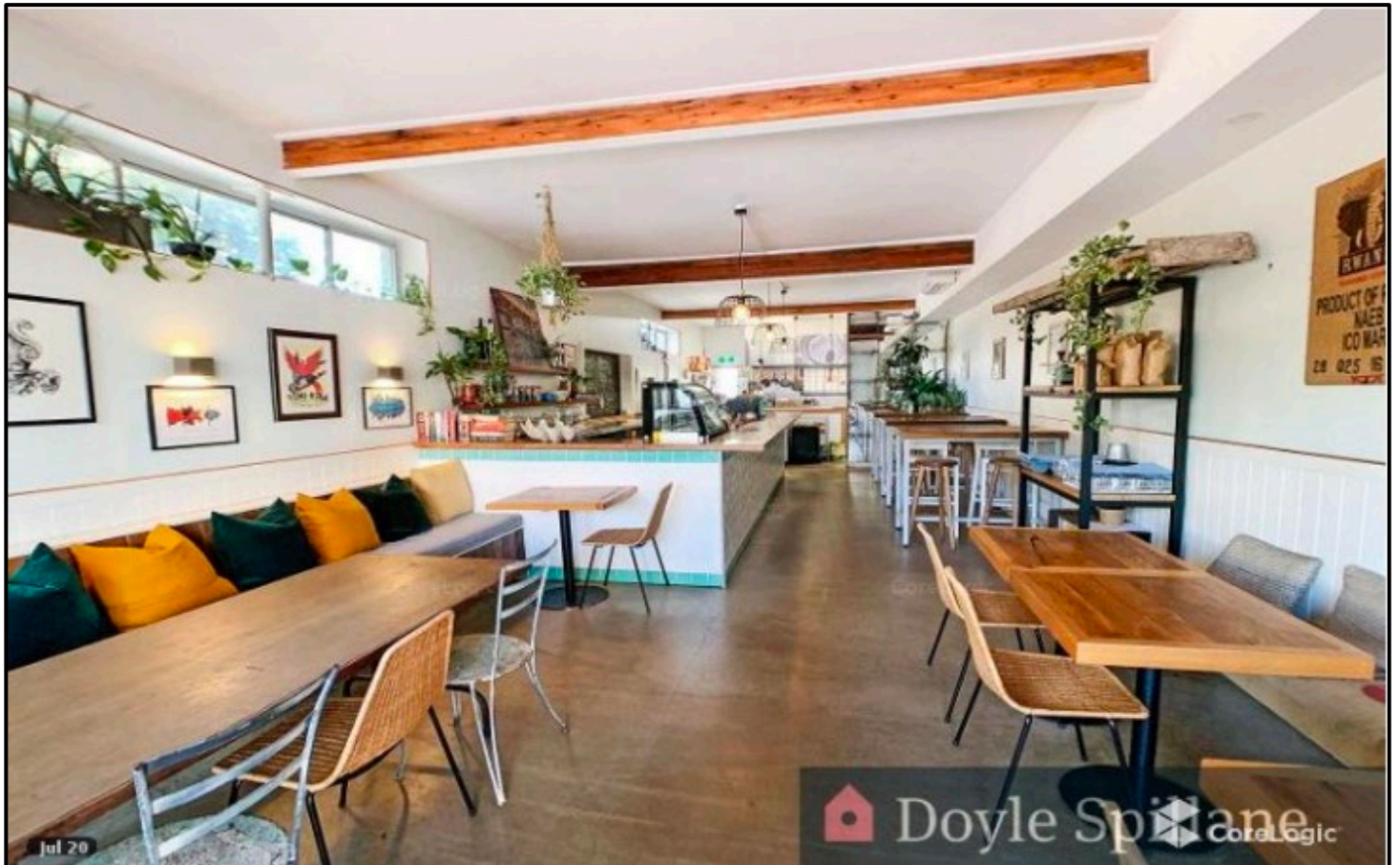
Pittwater Road

Construction & documentation Warrigah Council Development Application.	Designer: Morgan Alexandra Address: 155 Pacific Rd Palm beach 2108 N.S.W Phone: 0424710348	Off the hook seafood		W.L.D.M		Site Map		JOB NO: 2104		MORGAN DUKE	
		PROJECT: 1421 SHOP 1 Pittwater		CLIENT:		DRAWING:		SCALE: 1:100		DRAWN BY:	
		CONTACT NO: 0424710348		DRAWING NO: A105		DATE: 6/1/16		Company: Morgan Alexandra			



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Proposed Changes

