

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

## **DA FOR ORGANIC FOOD MARKETS**

**January 2019**

This environmental impact statements looks at the impacts that are likely to arise from the use of part of the car park of the Pittwater RSL Club on a weekly basis on either a Wednesday or Sunday for a market. The application is being made under the temporary use provision of the Pittwater LEP. Currently this specifies a maximum number of days per year of 42 but ideally the use would be 50 days a year. The application is being made to hold the market 42 times per year or such larger number of days in the event of an increase under any applicable LEP. The market is expected to be primarily a food market with supporting hot food stall, non-food stalls and light entertainment.

Organic Food Markets expects to create a market which becomes a centre for the community to come to each week providing the ability for locals to 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 operator has a history of successfully establishing and operating markets of this nature across Sydney including the Sunday market at Frenchs Forest.

The consent is being sought under Clause 2.8 of the Pittwater LEP “Temporary Use of Land”. Development consent must not be granted under this clause unless the consent authority is satisfied 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.

In relation to these conditions:

- (a) the temporary use will not prejudice any subsequent development or use in accordance with the LEP as it is wholly temporary and upon cessation will have no effect on the land.
- (b) The land is bounded to the North by a major road, to the West by a business zone, to the South by a road with business zone on the far side and to the East by the RSL building. The use will not adversely impact adjoining land or the amenity of the neighbourhood.
- (c) The only structure on site will be gazebos and will be purely temporary in nature being removed at the end of each market day. There will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land.
- (d) At the end of the temporary use the land will be in the same condition in which it was before the commencement of the use.

The consent is being sought for the maximum number of days permissible under the Clause from time to time as it is envisaged that the current limit of 42 days will in due course be raised to 52

days and ideally the market will be held each Sunday save for a short break at Christmas.

The use would appear to satisfy the requirements of the clause.

## **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 is proposed to trade on Wednesday or Sunday with access hours of 6:30 am to 2:00 pm and trading hours of 7:30 am to 12:30 pm. These are times of minimal usage of the car parking facilities by normal users.

No loss of amenity to local residents is expected.

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

Physically, the market will maximise 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 to be 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, Rouse Hill, 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 open Monday to Friday in order to handle administration. On site, a manager/s is present from before bump-in to until after bump-out. Two/three full time managers will be appointed and trained as necessary.

All markets are operated in accordance with an established pattern of bump-in and bump-out and an Operational Management Plan accompanies this Statement of Environmental Effects. 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 will be cleared 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.

A operational plan accompanies.

#### **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. Musicians 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 points 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.

A traffic and parking report accompanies this application.

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 is expected to turn off the Mona Vale Rd at Foley Rd and drive from the light to the markets entrance on Foley Rd. Traffic may also come from the direction of Warriewood valley and enter from Jubilee Ave.

There is no practical possibility of traffic backing up to the Mona Vale Rd due to markets activities and no back up is expected on the other surrounding roads.

Our own review of parking availability at this location we counted some 452 parking spaces spread across the site. A number of these will be used by the market, however, this should be less than or equal to 100 parking spaces and therefore have a negligible effect on the venues ability to handle expected traffic levels. In addition it is also expected that the market will not block access to the bottom tier of the lower car park. It is not expected to have a noticeable impact on the venues ability to handle expected traffic levels.

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).

A traffic management plan will be prepared prior to commencement of operations.

## **6 Privacy, views and overshadowing**

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

There is one house on the same block as the market, we would not expect to affect them particularly.

## **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 throughout 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.