

STATEMENT OF ENVIRONMENTAL EFFECTS
FOR
USE OF KITCHEN FOR BAKING CAKES BUSINESS
AT
25 SPRING COVE AVENUE MANLY 2095

Prepared for:
Northern Beaches Council

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Easy Building Approvals
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PROPERTY

The subject property is known as 25 Spring Cove Avenue, Manly NSW 2095. The property is located within the Local Government Area of Northern Beaches Council. The property lot size is 250m².

This statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment and adjoining properties.

Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011 has been considered in the preparation of this report

THE PROPOSAL

The development application is seeking development consent for the kitchen area of the dwelling to be used to make decorative cakes and sell them to the local community. The kitchen would be used for both making the cakes and for the family's residential use. The owners of the premises want to operate from their home as it is to be a small business making approximately 5 cakes per week for local community and would not require any heavy machinery or any other part of the premise.



HERITAGE IMPACT STATEMENT

The development site is located in Manly in the south-west corner of 'St Patrick's Estate, at Darley Road, Manly. The development site is within an area designated for residential development located at the end of Wood Street. The allotment is identified as Lot 13 DP 1189590.

The St. Patrick's Estate is affected by a number of statutory and non-statutory controls, guidelines and lists that are relevant to this assessment of heritage impacts. They are as follows:

- ◆ NSW Heritage Act 1997
- ◆ Manly Local Environmental Plan 2013
- ◆ National Trust of Australia (NSW) Register

The State Heritage Register is a list of heritage items of particular importance to the people of NSW. It includes items and places of state heritage significance endorsed by the Minister on the recommendation of the Heritage Council. It came into effect on 2 April 1999 and it was created under the Heritage Amendment Act 1998 and replaces the previous system of Permanent Conservation Orders as a means of protecting items of State significance. Currently the State Heritage register includes all items formerly protected by Permanent Conservation Orders and items identified as having State significance in heritage and conservation registers prepared by State Government agencies received by the NSW Heritage Office prior to 2 April 1999. Items on the State Heritage Register require approval from the Heritage Council of NSW for certain works.

Having examined the heritage impact of the development on the cultural significance of the heritage item under the guidance of the Conservation Management Plan, the following can be concluded:

- ◆ The proposed development generates negligible impacts in terms of the Estate and therefore, the environmental and European cultural heritage of Manly is not affected.
- ◆ The proposed development represents a work of high architectural merit, and it will provide a new layer of cultural value to the built environment of Manly.

The development application proposal to bake and decorate cakes will not interfere with the Heritage significance of this property, there are no physical works being proposed only internal use of the family home kitchen. Having assessed the significance of the place and the heritage impact of the proposed development Council should consent to the development in recognition of its lack of adverse heritage conservation impacts.

COMPLIANCE WITH FOOD SAFETY REQUIREMENTS

The owner of the property and business has food handling experience, she has her Food Safety Supervisor Certificate Number F0202620 dated 12 October 2021 and a thorough knowledge of the Food Act 2003 and Food Regulation 2015. Making cakes is considered a low risk.

Food for the business will be stored separately to the household food items and only the owner will be using the kitchen when preparing any food for sale to minimise the likelihood of contamination.

HOURS OF OPERATION

The small home business will be operating between 9am and 3pm Tuesday to Friday.

STAFF

There are no staff required and there will be no patrons on site.

PLANT AND MACHINERY

Please see photos below of the kitchen area of in the home, the design of the kitchen is compliant with the Food Safety requirements, contains a fridge, freezer, oven, food storage pantries and wash basins. The butler's pantry also has its own fridge, freezer, oven, wash basin and storage pantries. The owner proposes to use the butler's kitchen for food supplies storage, cooking, decorating the cakes and storing them in the fridge. The wash basin in the butler's pantry will be used for hand washing and the main kitchen wash area will be used for washing/cleaning up and food preparation.



WASTE

Averaging 5 cakes a week will not create excessive waste on top of domestic waste.

SANITARY FACILITIES

Sanitary facilities are included with separate access away from the kitchen area.

NOISE

The proposed development does not intend to generate any noise and will not impact the neighbouring properties. The business is very small generating approximately 5 cakes a week.

DELIVERIES TO HOUSE

The owner is expecting to have 1-2 deliveries a week of specialised items that cannot be purchased in store. The remainder of ingredients will be purchased from local stores in the area.

DELIVERY OF CAKES

Most of the cakes will be delivered and set up for the customer at their place of residence or party location. We will not be promoting to have people collect the cake from the residence however, this may happen on occasion.

TRAFFIC AND CAR PARKING

The proposal will have no effect on traffic in the surrounding area.

CONCLUSION

The proposal to run a small cake making business will not have any significant impacts on the natural environment or amenity of the neighbouring properties or surrounding area.

In this regard, we request Council review the application favourably and grant development consent.

Regards

Alana Nahlous

Accredited Certifier & Building Compliance Consultant