

STATEMENT OF ENVIRONMENTAL EFFECTS

For

NEW GREASE PIT AND EXHAUST AT SOUTH CURL CURL SLSC CARRINGTON PARADE SOUTH CURL CURL

Park lot 7356 DP 1167721

DATE 10-12-14

1.0 INTRODUCTION

This document forms a component of a section 96 application that proposes a number of changes to the Kiosk/Cafe at South Curl Curl SLSC Carrington Parade South Curl Curl. The proposed changes include:

- The installation of a Grease Trap to capture FOG discharge from the Kiosk/Café area of the building.
- The installation of an extraction fan and ducting from the proposed cooking area of the Kiosk/Café to the building extremity.
- Amendments to operating hours.
- Cooking in the Kiosk/Café
- Table service

The original DA 2002/1260 provided exclusions to cooking which we now seek to have removed following discussions and agreement with Warringah Council.

The application is accompanied by an architectural drawing for the proposed Grease Pit location.

2.0 SITE DESCRIPTION AND LOCATION

The site known as South Curl Curl SLSC Carrington Parade South Curl Curl is a building which is located at the southern end of Curl Curl beach. The location of the site is identified on the aerial photograph included as **Figure 1**.

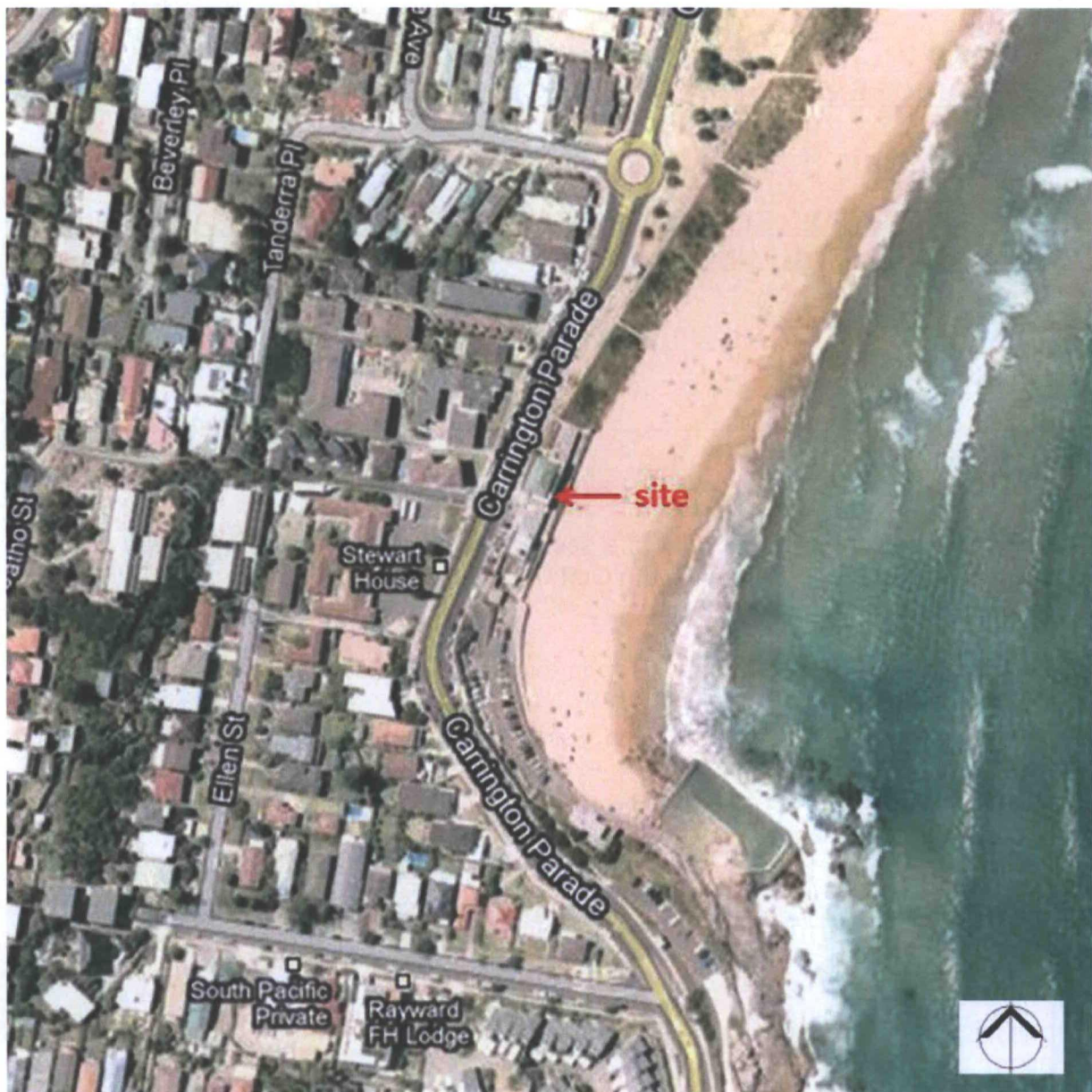


Figure 1: Site Location (Source: Google Maps 2011)

The SLSC building adjoins the road reserve of Carrington Parade to the west. A concrete pedestrian promenade adjoins the building to the east. Two pedestrian links are provided from Carrington Parade, through the SLSC building, to the pedestrian promenade on the eastern side of the building. The proposed amendment involves the observation deck and adjacent stair way only.



View of the southern end of the SLSC building from the ground level showing the area outside the café where the Grease Pit is to be located.

3.0 PROPOSED DEVELOPMENT

The development involves installation of a 1000 litre Grease Pit as depicted on architectural plan S96-01 RevA.

The works require the installation of a Grease Trap/Pit designed to capture fat, oil and grease discharged from the Kiosk/Cafe. The pit would be located in-ground between the southernmost wall of the Surf Club building and the northern wall of the IRB storage shed. Existing sewerage lines from the Kiosk run adjacent to this area and can be re-directed to the new pit.

A vent line from the pit will be connected back to an existing vent line at the southern end of the surf club building.

A pump out connection will be provided in-ground at the front of the IRB shed where there is ready access for waste collection tankers to access the connection point.

As part of the proposed change there will also be cooking facilities in the Kiosk that require ventilation. An existing ventilation system that exhausts air from the kitchen/dishwashing area will be duplicated to facilitate the cooking area. The exhaust ducting runs through the board storage room and exits the building on the southernmost wall.

Operational changes proposed include table service provision for diners, amended trading hours as agreed with Warringah Council and the installation of a commercial kitchen to facilitate cooking. The commercial kitchen will sit inside the existing Kiosk kitchen area.

4.0 SITE SUITABILITY

The chosen location of the grease pit eliminates the need for pumping, utilizing the existing hydraulic profile of the sewerage lines. This ensures flow to the pit is maintained even in the event of power failure. The location also allows for easy access by a pump out truck to ensure the pit is maintained in good working order. The below ground installation provides for minimal visual impact so does not detract from the public amenity.

The exhaust vent system will be suspended from the concrete roof in the board storage room behind the Kiosk. It will run through the back wall of the Kiosk directly behind the cooking area and exit the building adjacent to the existing exhaust line in the southern most wall of the surf club building.

Changes to the operating conditions proposed will have no impact on the site.

5.0 PRESENT USE AND PROPOSED USE

The site is currently occupied by a Surf Lifesaving Club operating a Kiosk/Café; the proposed work will make no change to this.

6.0 ACCESS AND TRAFFIC

No alteration to the existing road access or parking spaces around the building are proposed or impacted. The pit will be fitted with a trafficable cover.

7.0 OVER SHADOWING

All works are either below ground or inside the existing building.

8.0 VIEWS

The works will have no impact on views of local residents or general public.

9.0 PRIVACY

There is no impact on Privacy to residents or users of the facility as a result of these works.

10.0 AIR AND NOISE

The proposed work will not cause undue noise generation during the period of construction. The proposed usage of the facility will not alter following completion of the works.

11.0 ENERGY

Consideration has been given to minimising energy usage by taking advantage of the hydraulic fall available in the existing sewerage lines and taking the shortest possible route for the exhaust system. The overall energy impact on the building will be minimal and more than offset by the recent addition of solar panels to the building.

12.0 WASTE

Only minimal soil will be excavated from the site and this will be disposed of in an approved manner. A section of the bitumen driveway will be demolished to allow for the proposed pit and replaced with a trafficable lid. Demolished material from the existing structure is to be re-used where possible or removed for recycling of the waste materials.

No hazardous material will be used on the site, nor will any hazardous material be required to be removed from the site.

13.0 CONCLUSION

The moderate nature of this proposal and the improvement to the amenity for all users of the reserve, results in a positive outcome for the community. Consideration has been given in all phases of the planning to the Crown Lands Food and Beverage Outlet Policy.

The alterations and additions to the Kiosk/Cafe are consistent with the intended proposed use as outlined in DA2002/1260, with only minor external alterations that will be incorporated into the existing building style.

Accordingly, we consider the proposal causes no deleterious environmental effects.

Yours sincerely



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President

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