



## Statement of Environmental Effects

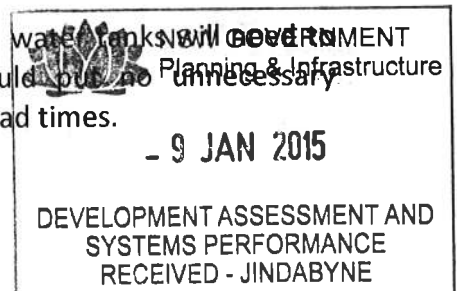
### Mobile Coffee Cart

Selwyn Snowfields Pty Ltd is committed to protect and enhance the natural environment which surrounds us (as in Class 2, Alpine SEPP), by ensuring the development and our activities in the resort is managed in a way that has regard to the principles of ecologically sustainable developments.

By providing additional facilities to our visitors, all possible care will be taken to monitor the facility as not to result in adverse environmental, social or economic impact on the natural environment of the land and surrounding area.

In regards to Clause 14, of the Alpine SEPP, there will be no land disturbed with the implementation of the coffee cart. In regards to the nature and scale of the development proposed, the impact on the following will be minimal:

- i. Transport – no transport will be provided. Being located to the car Park it will cater for snow players and non-skiing visitors who may wish not to enter the main building.
- ii. Effluent Management - There is no reticulated effluent management system of the land to which this policy applies to cater for peak loads generated by the development.
- iii. Waste Disposal – Our current facilities are sufficient in size to be able to handle the additional waste. Waste will be transferred to the main building disposal area by staff.
- iv. Water Supply – As the unit is self-contained water tanks will be filled prior to each service. This should be no unnecessary demands on our water supply during peak load times.



#### 1. Site Suitability

The proposed site for the Mobile Coffee Cart is in the current BBQ Hut. This has suitable concrete flooring. The BBQ hut is located 180m from the Main Building.

Selwyn Snowfields is a tourist area. It is particularly busy in the winter months. With the addition of a mobile coffee the premises can take advantage of the tourist and snow play trade. The Main Building is open all day for coffee. Mostly we are closed and all patrons exited by 5pm.

The demands for barista made coffee are increasing and the premises wishes to be in a position to provide this service when required and to ease demand on the existing barista coffee services. This has coincided with the introduction of gourmet café style coffee and cake options which have not previously been offered.

The current BBQ hut is 3 years old, although has only been in use for the last 2 winters.



## **2. Current and previous uses**

The current site is being used as a BBQ Hut. There are four coin operated electric BBQs situated towards the front of the building. There is also a drinks vending machine located inside the hut. There is an unused area to the rear of the shelter that we feel we could utilise better. Providing a service from this area will also help to draw attention to the BBQ facilities.

Presently the area close to the BBQ Hut services our snow players and snow tube participants.

We are not aware that the site is currently contaminated.

## **3. Operational details**

The coffee cart will operate typically from June long weekend till early September. This will however depend on visitation numbers. It is anticipated operating hours will be 9:00am – 5:00pm 7 days a week during this period.

The Coffee Cart will have a simple menu, providing hot drink (coffee, tea, hot chocolate) and pre-packaged food items (cookies, crisps, chocolates etc.) to visitors. There will be no food preparation at the cart.

Due to the size of the cart there will be a maximum of 2 staff able to work in the area.

The mobile cart is a fully self-contained unit that is able to provide running water and deal with the waste. It is fully lockable so equipment will not need to be transferred to the main building on a daily basis. 2 x 50L water tanks are contained within the unit, one for clean water and one for waste water. These tanks will be filled/emptied in the Snow Gums Café facilities.

Staff toilets are located in the main building which is 180m from the BBQ hut.

Hand wash facilities are located within the cart.

The Coffee Cart will operate according to industry standards. It is anticipated that the cart will service the 20,000 + visitors to the snow play area. The area already has 8 picnic tables placed outside. No additional tables will be provided.

With servicing this large customer based it is anticipated that there will be an increase in litter removal from the area and additional large waste collection points will be located around the area and constantly monitored.

## **4. Access and traffic**



As the facilities are in an existing building/area there are no anticipated difficulties with disability access.

The area is located close to the car park. Our car park can hold 446 cars and 10 buses.

**5. Air and noise**

There is no anticipated cause, or to be affected by, air or noise emissions.

Operation noises will be mostly from the coffee machine which should be no louder than the crowds already experienced.

**6. Privacy, views and overshadowing**

There is no anticipated effect on privacy, view and overshadowing from the proposed development.

**7. Visual privacy**

*Non applicable*

**8. Acoustic privacy**

*Non Applicable*

**9. Views**

*Non Applicable*

**10. Overshadowing**

*Non Applicable*

**11. Soil and water**

The unit will be self-contained and will have 50L Self Contained Tank as water supply, and a 50L Self Contained Tank as waste water disposal .

Waste will be removed and taken the existing waste disposal facility located at the rear of the Snow Gums Café.



The area surrounding the proposed site is already a high traffic area and is monitored for erosion. There are no anticipated increases in erosion from the installation of the Coffee Cart.

**12. Heritage**

*Non Applicable*

**13. Flora and fauna**

*Non Applicable*

**14. Waste**

*Non Applicable*

**15. Energy**

The Coffee Cart requires only a normal GPO.