

Date: 14.03.22
 Scale: NTS
 Drg No: 2212-01

Drawing Title: EXISTING SITE LAYOUT

Copyright:
 This drawing remains the property of CJ Design Services Pty. Ltd. It may only be used for the purpose for which it was prepared without the written consent of CJ Design Services Pty. Ltd.

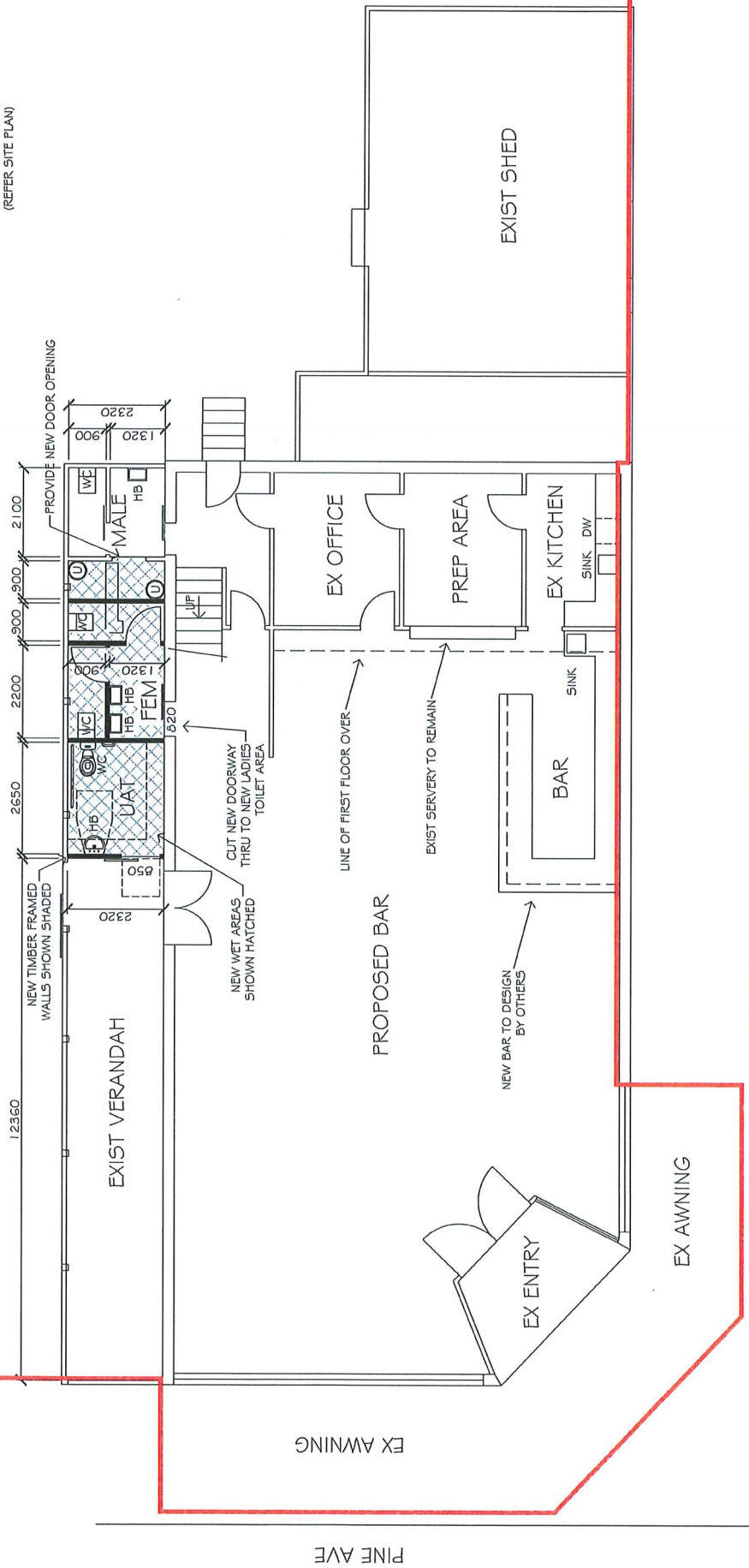
Project: PROPOSED RENOVATION
 15-17 PINE AVE.,
 LEETON NSW 2705
 FOR G & H FILES

CJDS
 CJ Design Services Pty Ltd
 ABN 80 126 806 424 PH: 04-10 894411
 PO Box 780, LEETON NSW 2705

Rev	Amendment / Reason For Issue	Date	Drawn by	Designed & Checked by	Verified by
B	FOR APPROVAL	16.03.22	CW	CW	X
A	PRELIMINARY FOR APPROVAL	14.03.22	CW	CW	X



RED LINE INDICATES
BOUNDARY OF PROPOSED
LICENSED AREA
(REFER SITE PLAN)



CEDAR STREET

PINE AVE

Date: 14.03.22
Scale: 1/100
Dr No: 2212-02

Drawing Title:
EXISTING GROUND FLOOR LAYOUT

Copyright:
This drawing remains the property of CJ Design Services Pty. Ltd. It may only be used for the purpose for which it was prepared with the terms of engagement for that commission.

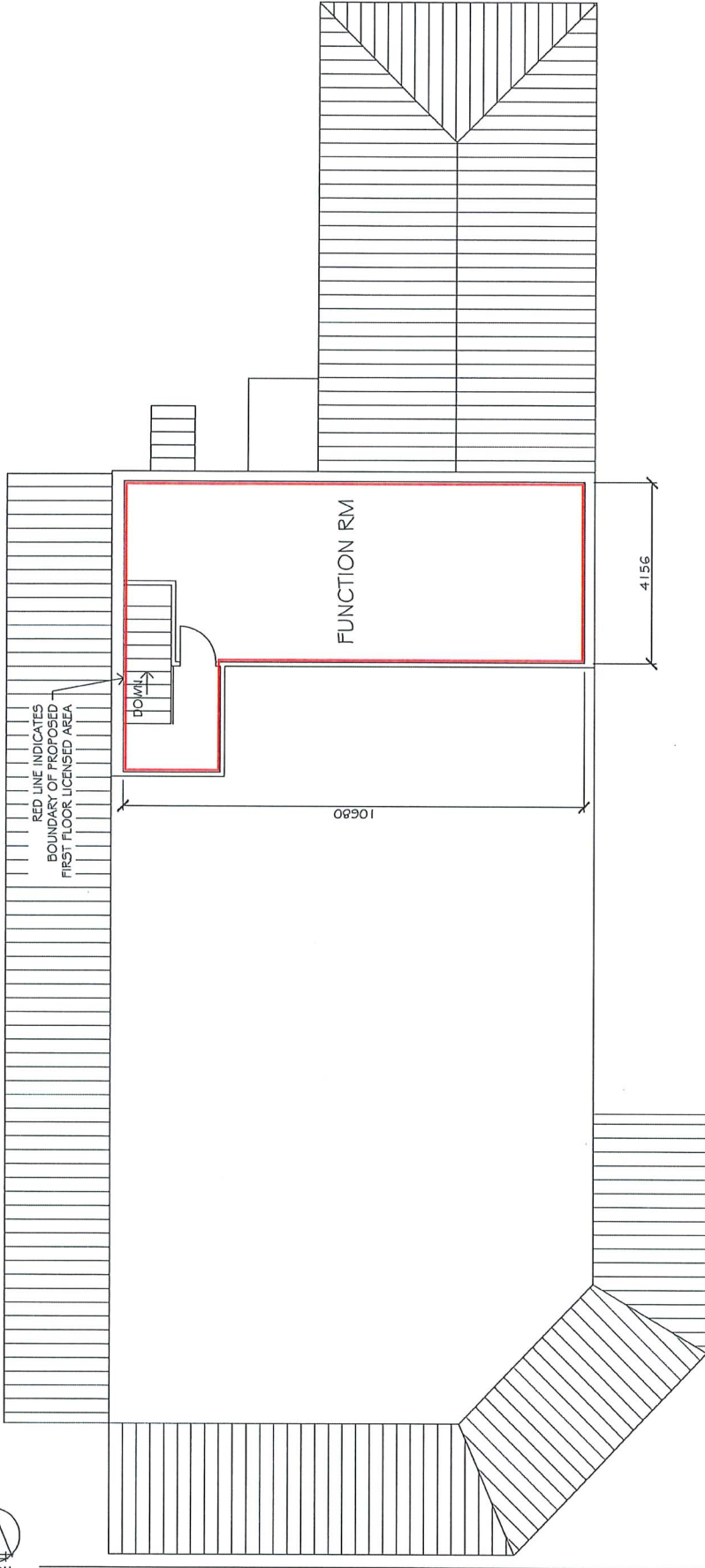
Project:
**PROPOSED RENOVATION
15-17 PINE AVE.,
LEETON NSW 2705
FOR G & H FILES**

CJDS
CJ Design Services Pty Ltd
ABN 80 126 806 424 PH: 0410 894411
PO Box 780, LEETON NSW 2705

Rev	Amendment / Reason For Issue	Date	Drawn by	Designed & Checked by	Verified by
C	ADDITIONAL URINAL ADDED TO MENS	25.03.22	CW	CW	X
B	FOR APPROVAL	16.03.22	CW	CW	X
A	PRELIMINARY FOR APPROVAL	14.03.22	CW	CW	X



PINE AVE



RED LINE INDICATES
BOUNDARY OF PROPOSED
FIRST FLOOR LICENSED AREA

DOWN

FUNCTION RM

10680

4156

CEDAR STREET

Date: 14.03.22
Scale: 1/100
Drg No: 22/2-03

Drawing Title:
EXISTING FIRST FLOOR LAYOUT

Copyright:
This drawing remains the property of CJ Design Services Pty. Ltd. It may only be used for the purpose for which it was prepared without the terms of engagement for that commission.

Project:
**PROPOSED RENOVATION
15-17 PINE AVE.,
LEETON NSW 2705
FOR G & H FILES**

CJDS
CJ Design Services Pty Ltd
ABN 80 126 806 424 PH: 0410 894411
PO Box 780, LEETON NSW 2705

Rev	Amendment / Reason For Issue	Date	Drawn by	Designed & Checked by	Verified by
B	FOR APPROVAL	16.03.22	CW	CW	X
A	PRELIMINARY FOR APPROVAL	14.03.22	CW	CW	X



LEETON SHIRE COUNCIL
Community • Environment • Enterprise

Statement of Environmental Effects

For minor Commercial/Industrial development

New buildings and alterations and additions.

Accompanying Plans: Your plans should be detailed and accurate enough to show exactly what your proposal is. Some details you may need to consider for your plans are signage, disabled access and facilities, seating capacities, materials and colour schemes, traffic management (including parking areas, loading and unloading areas), landscaping, earthworks, waste storage, physical features of the building, etc. you will also need to include an existing site plan that clearly describes the site as it is now (slope, vegetation, access points, services, existing structures, etc).

Property Details

Lot: 1 Section: 41 DP/SP: 758606
Street No: 15-17 Street: PINE AVE
Suburb: LEETON Postcode: 2705 Site Area 990 m²/ha

1. Description of the Proposal

What is the proposed development?

The development is for 'Change of Use' from a coffee shop/fabric shop to a small bar/cocktail bar.

What is the total floor area of the proposal? 439 m²

What are the proposal setbacks?
Front _____ m
Rear _____ m
Side _____ m
Side _____ m

What is the overall height of the proposal? _____ m

2. Operational and Management Details

Describe in detail the proposed business/activity.

The business would be a small bar with a vintage/art deco theme. Desserts cocktails coffee and non alcoholic drinks would also be available. Soft music/live music would also be available and in keeping with the vintage feel. The premises would also be used for small functions.

Total number of staff: 4
Maximum number of staff on duty at any one time: 4
Maximum number of clients/customers expected in a day: 120
Maximum number of clients/customers expected at any one time: 120

Hours and days of operation:

_____ am to _____ pm Monday
_____ am to _____ pm Tuesday
3 pm to 12 am Wednesday
3 pm to 12 am Thursday
3 pm to 12 am Friday
12 pm to 12 am Saturday
12 pm to 12 am Sunday

Will you be open public holidays? No Yes time: 12pm - 12am

All expected vehicle types associated with the proposal:

customers cars, delivery van

What is the largest size of vehicle?

delivery van

Number of carparking spaces provided:

main street & street parking

Number of Disabled carparking spaces provided:

What is the expected frequency of delivers, size of vehicles and frequency of truck movements?

Deliveries may be twice weekly and there is rear building access or side street access.

List machinery associated with the proposed business/activity.

Coffee machine glass washer dishwasher

ice machine - fridges freezer coolroom.

List the type and quantity of raw materials, finished products and waste materials.

waste food scraps, bottles, cans, drinks.

How will waste be disposed of?

Council bins recycle cans & bottles

Is a Trade Waste Agreement required?

No

Yes - please contact Council's Engineering Department to discuss before lodgement of Development Application.

Note: if you are unsure you will need to Contact Council's Engineering department for further information

Identify any proposed hazardous materials or processes.

No hazardous waste.

3. Description of the Site

Does the Development involve the demolition of any existing structures? No Yes

(If yes please elaborate)

Describe the use of lands adjoining the site.

(Please include uses on the other side of roads)

Commercial premises - gym, hardware, light shop
auto parts shops.

4. Present and Previous Uses

What is the present use of the site and when did this use commence?

Fabric shop / coffee shop. - 2010

List any known previous uses of the site.

Plumbing shop - hall - farm feed supplies

Have any potentially contaminating activities been undertaken on the property?

No

Yes

please identify: _____

Unsure

If yes, you will need to provide the relevant documentation in the form of a Site Contamination Assessment.

5. Threatened Species, Populations and Ecological Communities and their Habitats

If the answer is yes to either of the following questions or you are unsure of the answer it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Yes

Will the development involve direct or indirect impacts on existing vegetation?

- No
- Yes - please provide further detail

There is no vegetation

7. Leeton Local Environmental Plan 2014 (LEP 2014)

What is the Land Zoned? B3 Commercial Core

Is this use permissible within the zone?

- No – Are you relying on existing use rights?
 - No – Council advises that you seek professional help to prepare your Statement of environmental Effects.
 - Yes
- Yes

Essential Infrastructure

Tick the essential infrastructure available to the subject site.

- Council supply of water
- Provision of energy
- Provision of telecommunications
- System for the disposal and management of sewage
- Connected to Council sewer
- On-site wastewater treatment

Temporary use of Land (Clause 2.8)

Is the proposed development for less than 75 days in a twelve month period?

- No
- Yes – please provide details

Subdivision

Do you propose to subdivide as part of this development?

- No
- Yes – How many existing Lots are there? _____
How may additional Lots are proposed? _____

Does the proposed subdivision comply with relevant clauses in Part 4 of LEP2014?

(cl. 4.1, cl.4.1AA, cl. 4.2, cl. 4.2A, and cl. 4.2D)

- No
- Yes

Please provide details

Control of Pollution

Will your proposal result in air, noise or water pollution?

- No
 Yes

Please expand on what measures will be implemented to minimise and/or control pollution.

There may be some noise pollution though being a bar/coffee shop there is usually less noise than a pub as it would be offering soft music and a quieter atmosphere.

Erosion and Sediment Control

What erosion prevention and sediment control measures do you propose to implement?

The back yard will be levelled and lawn and gardens planted.

Flood Prone Land

Is your land identified as flood prone land on Leeton LEP2014 Flood Prone Map?

- No
 Yes

Bushfire Considerations

Is your land identified as being bushfire prone?

- No
 Yes - please provide details of compliance with *Planning for Bush Fire Protection 2006*

Heritage

Is the proposal a heritage item?

- No
 Yes

Is the proposal within the vicinity of a heritage item?

- No
 Yes

Is the proposal within a heritage conservation area?

- No
 Yes

Will your development cause known potential harm and/or disturbance to Aboriginal objects?

- No
 Yes

If you have ticked 'Yes' to any of the above, please expand and expand on any potential impact to the above:

As the building is heritage we are @ going to paint it in suitable heritage colours - add mouldings to upper front facade in keeping with era and repair roof and awning