



LEETON SHIRE COUNCIL  
*Community, Trust & 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: 8 DP/SP: 758606  
Street No: 14-18 Street: Wade Avenue  
Suburb: Leeton Postcode: 2705 Site Area \_\_\_\_\_ m<sup>2</sup>/ha

## 1. Description of the Proposal

What is the proposed development?

applying for a BYO licence for  
restaurant + footpath dining

What is the total floor area of the proposal? \_\_\_\_\_ m<sup>2</sup>

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 is run as a cafe  
during the day and a BYO restaurant  
at night.  
Daytime hrs 7am - 4pm  
Nighttime hrs 5pm - 11pm

Total number of staff: \_\_\_\_\_

Maximum number of staff on duty at any one time: \_\_\_\_\_

Maximum number of clients/customers expected in a day: \_\_\_\_\_

Maximum number of clients/customers expected at any one time: \_\_\_\_\_

14  
6  
300  
60

Hours and days of operation:

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

Will you be open public holidays?  No  Yes time: \_\_\_\_\_

All expected vehicle types associated with the proposal:

*n/a*

What is the largest size of vehicle?

*n/a*

Number of carparking spaces provided:

Number of Disabled carparking spaces provided:

*n/a*

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

*n/a*

List machinery associated with the proposed business/activity.

*n/a*

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

*Recycling*

How will waste be disposed of?

*Council pick-up*

Is a Trade Waste Agreement required?

No

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

*n/a*

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

Identify any proposed hazardous materials or processes.

**3. Description of the Site**

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

(If yes please elaborate)

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Describe the use of lands adjoining the site.

(Please include uses on the other side of roads)

2 Flats one on each side and an  
Orthodontist

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**4. Present and Previous Uses**

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

Cafe

List any known previous uses of the site.

Restaurant, Pizza place

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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

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

- No
- Yes - please provide further detail

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**7. Leeton Local Environmental Plan 2014 (LEP 2014)**

What is the Land Zoned? \_\_\_\_\_

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

N/a

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

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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

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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.

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Erosion and Sediment Control

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

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Flood Prone Land

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

- No
- Yes

W/A

Bushfire Considerations

Is your land identified as being bushfire prone?

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

W/A

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:

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