



Statement of Environmental Effects

For minor Commercial/Industrial development

LEETON SHIRE COUNCIL
Preserving the Past, Enhancing the Future

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: 2 DP/SP: 758606
Street No: 42 Street: PINE AVENUE
Suburb: LEETON Postcode: 2705 Site Area _____ m²/ha

1. Description of the Proposal

What is the proposed development?

ADDITION OF MURAL TO EXTERIOR WALL (FACING CHURCH STREET.)

What is the total floor area of the proposal?

35 m²

What are the proposal setbacks?

Front 36 m

Rear 6 m

Side 2 m

Side - m

What is the overall height of the proposal?

_____ m

2. Operational and Management Details

Describe in detail the proposed business/activity.

NO CHANGE IN BUSINESS ACTIVITY PROPOSED.

Total number of staff:

3/2

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:

Hours and days of operation:

<u>10</u> am	to	<u>9</u> pm	Monday
<u>10</u> am	to	<u>9</u> pm	Tuesday
<u>10</u> am	to	<u>10</u> pm	Wednesday
<u>10</u> am	to	<u>10</u> pm	Thursday
<u>10</u> am	to	<u>10</u> pm	Friday
<u>10</u> am	to	<u>11</u> pm	Saturday
<u>11</u> am	to	<u>10</u> 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:

N/A

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.

NO CHANGE IN BUSINESS ACTIVITY.

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

PAINT, PAINT TINS, BRUSHES.

How will waste be disposed of?

ALL WASTE WILL BE REMOVED FROM SITE
AND DISPOSED OF AT LEETON RECYCLING
FACILITY.

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.

N/A.

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)

OTHER COMMERCIAL PREMISE, SHOPS, REAR OF
HOTEL LEADS TO MOUNTFORD PARK.

4. Present and Previous Uses

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

HOTEL - 1930 CIRCA .

List any known previous uses of the site.

N/A .

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

7. Leeton Local Environmental Plan 2014 (LEP 2014)

What is the Land Zoned? E2 - COMMERCIAL CENTRE.

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
MURAL INSTALLATION WILL TAKE APPROXIMATELY
3 DAYS TO COMPLETE IN TOTAL.

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

N/A.

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.

N/A .

Erosion and Sediment Control

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

N/A .

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 ✓ LOCAL SIGNIFICANCE (FRONT) .

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:

8. State Environmental Planning Polices (SEPP)

List any SEPPs applicable to your proposal and demonstrate as an additional document how your proposal complies with the provisions of the relevant SEPPs. N/A .

SEPP _____

SEPP _____

SEPP _____