

# ANDY'S DESIGN & DRAFTING



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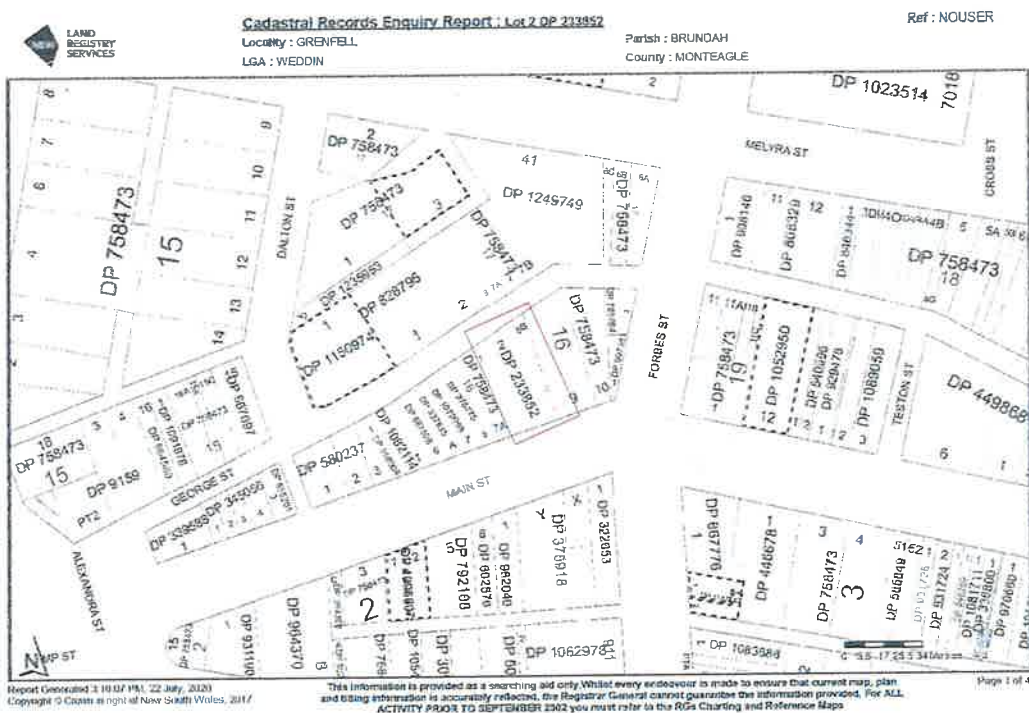
## Statement of Environmental Effects

### Proposed Verandah Addition

Weddin Local Environmental Plan 2011 (pub. 5-12-2011)  
Land Zoning B2 - Local Centre: (pub. 5-12-2011)

### Property Description

66 MAIN STREET GRENELL 2810  
2/-/DP233852



Prepared by Andy J Reidy 10th February 2021

WEDDIN COUNCIL  
DEVELOPMENT CONSENT

This is the plan referred to in consent  
D.20/2021 Dated 2/8/21

## 1. Summary

Andys Design and Drafting has been engaged to prepare a Statement of Environmental Effects for Council regarding Planning considerations and BCA matters of the proposed development.

## 2. Description of Property and Adjoining properties :

The proposed development is located in B2 zone (Local Centre) of Weddin LGA  
Present use is Land which contains a building—current use—Retail outlet  
No contamination Investigation has taken place to the knowledge of this office  
To Owners knowledge no known reason for land to be contaminated is known  
Building is located in street landscape with adjoining similar development

## Description of proposal

*Construction of Verandah 10(a)*

*As per plans and application presented*

## 4. Site Constraints

Proposed construction is **not within** the boundaries of the land. The construction covers the footpath to kerb  
Which is within keeping of the streetscape

## 5. Landscaping

Landscaping as per plans and Council requirements if any.

## 6. Deliveries

Delivery and pickup to Site

## 7. Waste and Hazardous Materials

Any storage or disposal of such materials is in keeping with Local, state and Federal requirements.  
No industrial or commercial activity is proposed for this development in this application

## 8. Traffic Management

*Construction phase:*

Signage for parking and traffic movement during construction phase to be supplied by builder  
This area is frequented by a pedestrian presence and public transport  
Consideration of this will be taken in the construction phase to limit risk to the public

## 9. Policy Compliance

Compliance with all relevant provisions contained in

*State Environmental Planning policies*

*Local environmental Plan*

*Development Control Plans*

*Building Code (Local and National)*

to the Owners knowledge will be made.

A Variation application to any policy if required will be made

## 10.Noise

### Noise issues for this proposal

Normal movement and noise expected after occupation

Hours of Construction operation being with daylight hours

## 11.Heritage

*Grenfell Urban Conservation Area Significance: Local*

Development is within an Heritage precinct

Consideration by Council Heritage consultant to be carried out

Recommendations for aesthetics will be considered by applicant ( colour/finish/heritage features )

Development is within keeping of similar development.

Noted: that there is no set standard design of verandahs/awnings in the Heritage area

All efforts to keep within the general parameters of the variations has been made in the design process

## 12.Site Management for Construction

Compliance with all state, local and national requirements will be made

On site storage of materials and of waste is available

Traffic management plan will be provided by a suitably qualified person/s if required

Signage for site will be provided to comply with a relevant consenting authorities

Dust control , detention fences and disposal of waste measures information will be provided by the relevant contractor

**Hours of Construction**    Monday to Friday 7 am to 7 pm    Saturday 8 am to 4 pm    Sunday 9 am to 4 pm

## 13.Materials/Colours

Roof– Steel – Zinalume/Galvanised or Colorbond ( to be considered )

General Colour scheme to be advised in consultation with all parties

## **Weddin Local Environmental Plan 2011 (pub 5-12-2011)**

### **Zone B2 Local Centre**

#### **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

#### **2 Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

#### **3 Permitted with consent**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Semi-detached dwellings; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Residential care facilities; Rural industries; Sewerage systems; Storage premises; Vehicle body repair workshops; Waste or resource management facilities; Water treatment facilities; Wharf or loading facilities

**Development meets requirements (where applicable ) for**

**Weddin LEP 2011**

**Hilltops DCP 2014**

**National Construction Code Volume 2 Class 9 (a) Buildings**