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Statement of Environmental Effects

Shop Fit-Out
for **Proposed Take-Away Food and Drink Premises**
on **Lot 14 DP: 71851**
at **No. 55 Main Street**
Cundletown New South Wales 2430



Acknowledgement of Source of "Screenshot":
Google Maps

Note: Image is of subject building previously (as a butcher's shop)

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This Statement of Environmental Effects has been prepared to accompany the Development Application for a shop fit-out for a proposed take-away food and drink premises on Lot 14 DP: 71851 at No. 55 Main Street, Cundletown.

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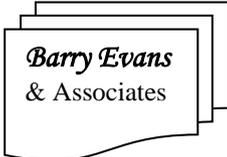
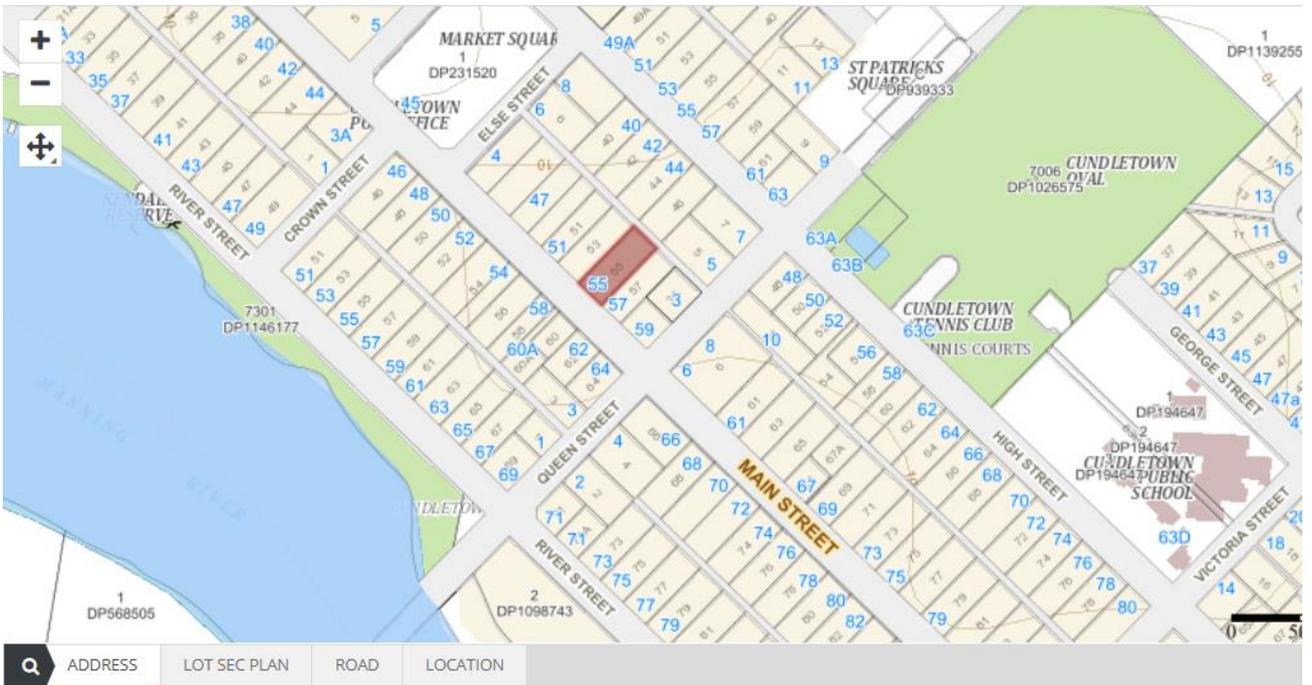
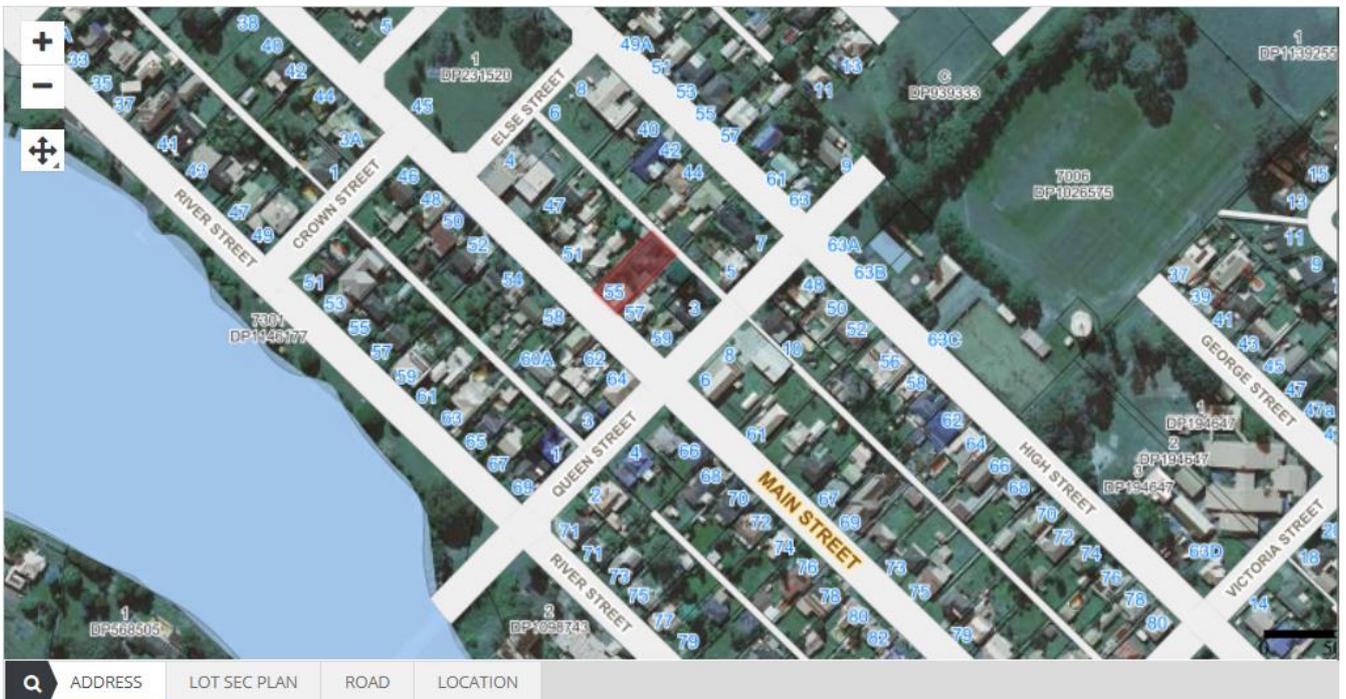


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Acknowledgement of Source of 'Screenshot': MidCoast Council IntraMaps, NSW Spatial Services Basemap



Acknowledgement of Source of 'Screenshot': MidCoast Council IntraMaps, NSW Spatial Services Imagery



STATEMENT re ENVIRONMENTAL EFFECTS

The proposal for a shop fit-out
of the existing commercial (retail) building
for a proposed take-away food and drink premises
at No. 55 Main Street, Cundletown.

A butcher's shop previously operated from the existing building.

As the premises was previously used for retail purposes and
the take-away is proposed to open for notably less hours than the previous butcher's shop,
it is considered that any potential amenity impacts on nearby residential development
resulting from an operationing retail business
will be significantly reduced.

Off-street/on-site car parking was not provided for the butcher's shop and
having addressed Council's car parking and access requirements as detailed in the development control plan,
it is concluded that off-street/on-site car parking is not required for the proposed take-away.
Car parking for the proposed take-away food and drink premises will be available
off-site as was available for the previous butcher's shop on the street (Main Street).

The site on which the development is proposed is identified as in R1 General Residential
on Greater Taree Local Environmental Plan 2010 (GTLEP 2010) mapping.

Take-away food and drink premises are permitted with consent in the R1 zone.

The following 'Statement of Environmental Effects' document provides
reference to, or details of,
the GTLEP 2010 Principal Development Standards, Miscellaneous Provisions and Additional Local Provisions
and reference to, or details of,
the relevant objectives and controls of the
Greater Taree Development Control Plan 2010 (GTDCP 2010) sections
in relation to the subject site and proposed development
and any relevant associated matters, environmental or other.

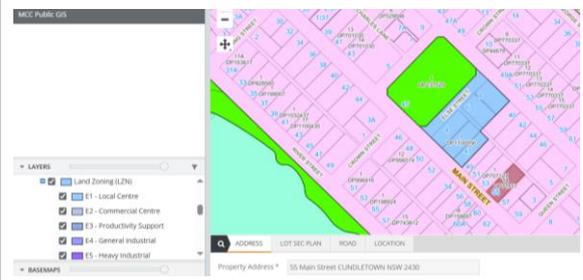
The draft LEP (endorsed 26 February 2025) mapping in MidCoast Council IntraMaps has been referenced.

(Note: The information in the SEE document is presented in table format
and requirements that are 'not applicable' (N/A) are indicated in grey.)

It is considered that the proposed shop fit-out for a take-away food and drink premises
will be consistent and comply with the relevant requirements of the GTLEP 2010
and applicable objectives and the relevant requirements of the GTDCP 2010.

Having referenced the requirements, it is considered that the retail proposal
will have minimal environmental impacts on the natural or built environment,
including minimal adverse impact on neighbouring residential development,
(particularly, considering a retail shop had recently operated from the building),
and will provide a take-away food and drink premises in the locality
for local residents and visitors to the community.



Preliminary Information									
	Subject Site/Proposed Development								
Property Details	Lot 14 DP: 71851 No. 55 Main Street Cundletown 2430 New South Wales								
Description of the proposal	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%; text-align: right;">Proposal</td> <td>Shop fit-out for proposed take-away food and drink premises</td> </tr> <tr> <td style="text-align: right;">Streetscape</td> <td>As existing with signage to front applicable to the take-away food and drink premises</td> </tr> <tr> <td style="text-align: right;">Parking</td> <td>As existing</td> </tr> <tr> <td style="text-align: right;">Landscaping</td> <td>As existing</td> </tr> </table>	Proposal	Shop fit-out for proposed take-away food and drink premises	Streetscape	As existing with signage to front applicable to the take-away food and drink premises	Parking	As existing	Landscaping	As existing
Proposal	Shop fit-out for proposed take-away food and drink premises								
Streetscape	As existing with signage to front applicable to the take-away food and drink premises								
Parking	As existing								
Landscaping	As existing								
Description of the site and surrounding locality	<p>Site area 1 012.0 m²</p> <p>Site is zoned R1 General Residential with residential development in the immediate and wider locality as well as commercial/retail development in the locality and an area zoned E1 Local Centre nearby.</p> 								
Present and previous uses of the site	<p>Present: Proposed retail (premises currently vacant) and residential</p> <p>Previous: Retail (butcher's shop trading from premises) and residential</p>								
Existing structures on the land	The site currently contains a commercial (retail) building with residence-behind								
Site suitability	The proposed take-away is considered suitable to the site (and subject existing building – vacant shop).								
Social Impact	It is considered that the proposal will not detrimentally impact on the social environment of the locality.								
Operational and management details	<p>Trading: Monday, Wednesday, Thursday, Friday, Saturday and Sunday</p> <p>Hours: 5.00pm to 8.30pm</p> <p>Closed: Tuesday.</p>								

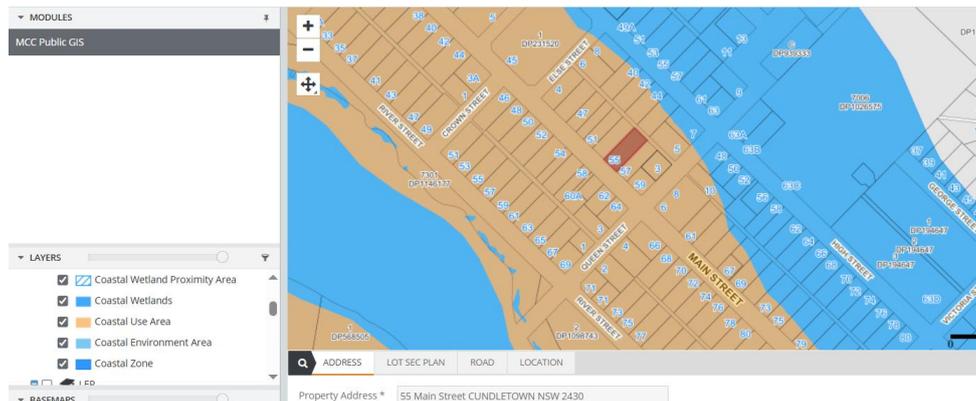
Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

To assist in identifying any potential impacts of the proposed development on the natural and built environment and to take measures to protect, or to lessen the expected harm to, the environment, reference is made to State Environmental Planning Policies, Greater Taree Local Environment Plan 2010, Draft Environmental Planning Instruments and the Greater Taree Development Control Plan 2010.

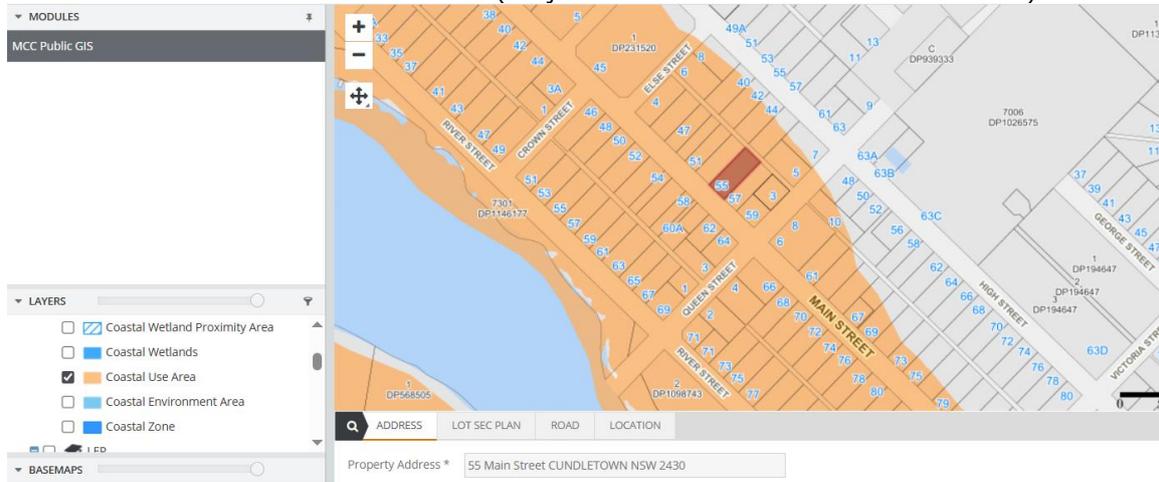
Environmental Planning Instruments	Subject Site/Proposed Development
<p>Ref: State Environmental Planning Policies <i>State Environmental Planning Policy (Coastal Management) 2018</i> is now Chapter 2 (Coastal Management) of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> Chapter 2 Coastal management Part 2.1 Preliminary 2.1 Aim of Chapter The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of <i>the Coastal Management Act 2016</i>, including the management objectives for each coastal management area, by -</p> <ul style="list-style-type: none"> (a) managing development in the coastal zone and protecting the environmental assets of the coast, and (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the <i>Management Act 2016</i> 	<p>Site not identified as</p> <ul style="list-style-type: none"> - Littoral Rainforest Proximity Area - Littoral Rainforest - Coastal Wetland Proximity Area - Coastal Wetlands <p>Site identified as</p> <ul style="list-style-type: none"> - Coastal Use Area - Coastal Environmental Area - Coastal Zone <p>(On MidCoast Council Intra Maps)</p>
<p><i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i></p>	<p>-</p>

SEPP (Resilience and Hazards) 2021

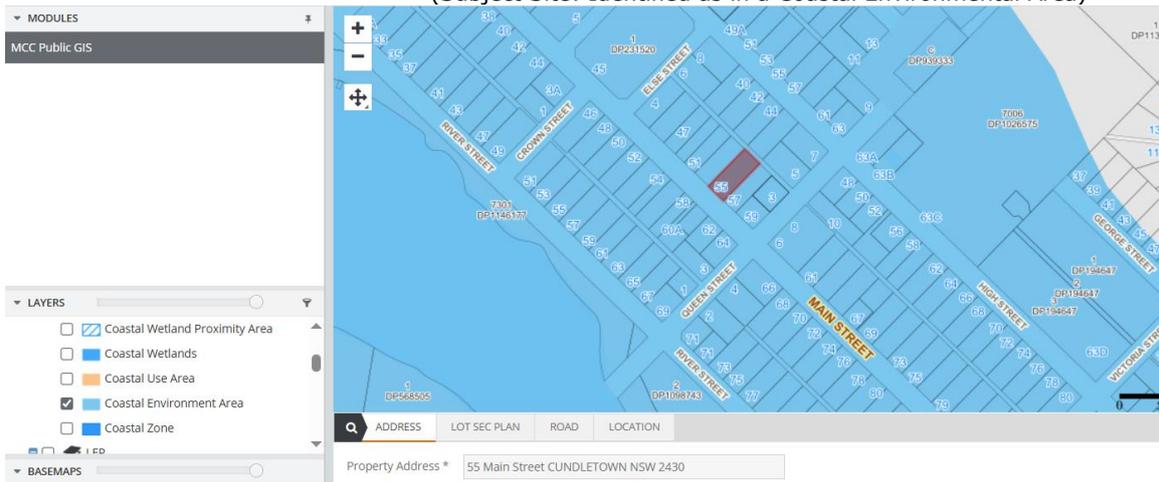
(Subject Site: Identified as Coastal Use Area, Coastal Environmental Area, Coastal Zone)



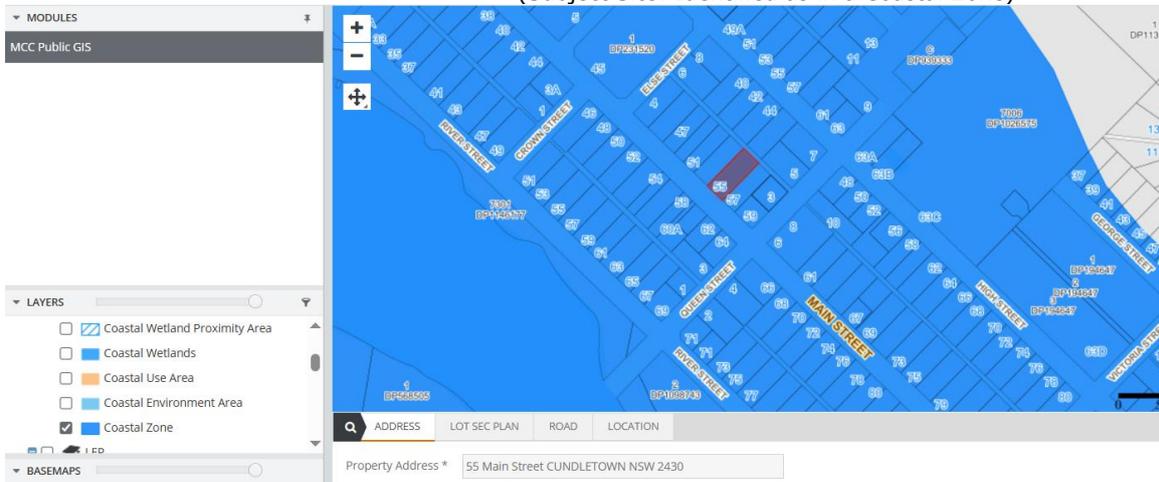
SEPP (Resilience and Hazards) 2021
(Subject Site: Identified as in a Coastal Use Area)



SEPP (Resilience and Hazards) 2021
(Subject Site: Identified as in a Coastal Environment Area)



SEPP (Resilience and Hazards) 2021
(Subject Site: Identified as in a Coastal Zone)



Acknowledgement of Source of 'Screenshots': MidCoast Council IntraMaps



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Environmental Planning Instruments	Subject Site/Proposed Development
<p>Ref: Greater Taree Local Environmental Plan 2010 (GTLEP 2010)</p>	
<p>Maps</p>	<p>Site identified as in Zone R1 General Residential</p>
<p>Land Use Table Zone R1 General Residential</p> <p>Objectives of zone To provide for the housing needs of the community. To provide for a variety of housing types and densities. To enable other land uses that provide facilities or services to meet the day to day needs of residents.</p> <p>Permitted without consent Home occupations</p> <p>Permitted with consent Advertising structures; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems</p> <p>Prohibited Any development not specified in item 2 or 3</p>	<p>✓ Proposal considered consistent</p> <p>N/A</p> <p>Proposal is for a shop fit-out for a take-away food and drink premises</p> <p>✓ Permitted with consent</p> <p>N/A</p>



Land Zoning
(Subject Site: Zoned R1 General Residential)



Acknowledgement of Source of 'Screenshot':
MidCoast Council IntraMaps

Subject Site



Definitions

Ref: Greater Taree Local Environmental Plan 2010 (GTLEP 2010)

Dictionary

take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

Note - Take away food and drink premises are a type of *food and drink premises*—see the definition of that term in this Dictionary.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following -

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note - Food and drink premises are a type of *retail premises*—see the definition of that term in this Dictionary.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

(a), (b) (Repealed), (c) food and drink premises, (d) garden centres, (e) hardware and building supplies, (f) kiosks, (g) landscaping material supplies, (h) markets, (i) plant nurseries, (j) roadside stalls, (k) rural supplies, (l) shops, (la) specialised retail premises, (m) timber yards, (n) vehicle sales or hire premises, but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises.

Note - Retail premises are a type of *commercial premises*—see the definition of that term in this Dictionary.

commercial premises means any of the following—

- (a) business premises,
- (b) office premises,
- (c) retail premises.



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Environmental Planning Instruments	Subject Site/ Proposed Development
Ref: GTLEP 2010	
Part 4 Principal development standards	
4.1 Minimum subdivision lot size	N/A
4.1AA Minimum subdivision lot size for community title schemes	N/A
4.1A Subdivision of certain residential lots	N/A
4.1B Exceptions to minimum subdivision lot sizes for certain split zones	N/A
4.1C Exceptions to minimum subdivision lot size for land in Zone RU1 or C2	N/A
4.1D Exceptions to minimum subdivision lot size for boundary adjustments	N/A
4.2 Rural subdivision	N/A
4.2A Erection of dwelling houses on land in certain rural and conservation zones	N/A
4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones	N/A
4.2C Erection of dual occupancies in Zone RU1	N/A
4.3 Height of buildings Max. 8.5m	HoB is as existing
4.4 Floor space ratio 0.6:1	FSR is as existing
4.5 Calculation of floor space ratio and site area	Noted
4.6 Exceptions to development standards	N/A

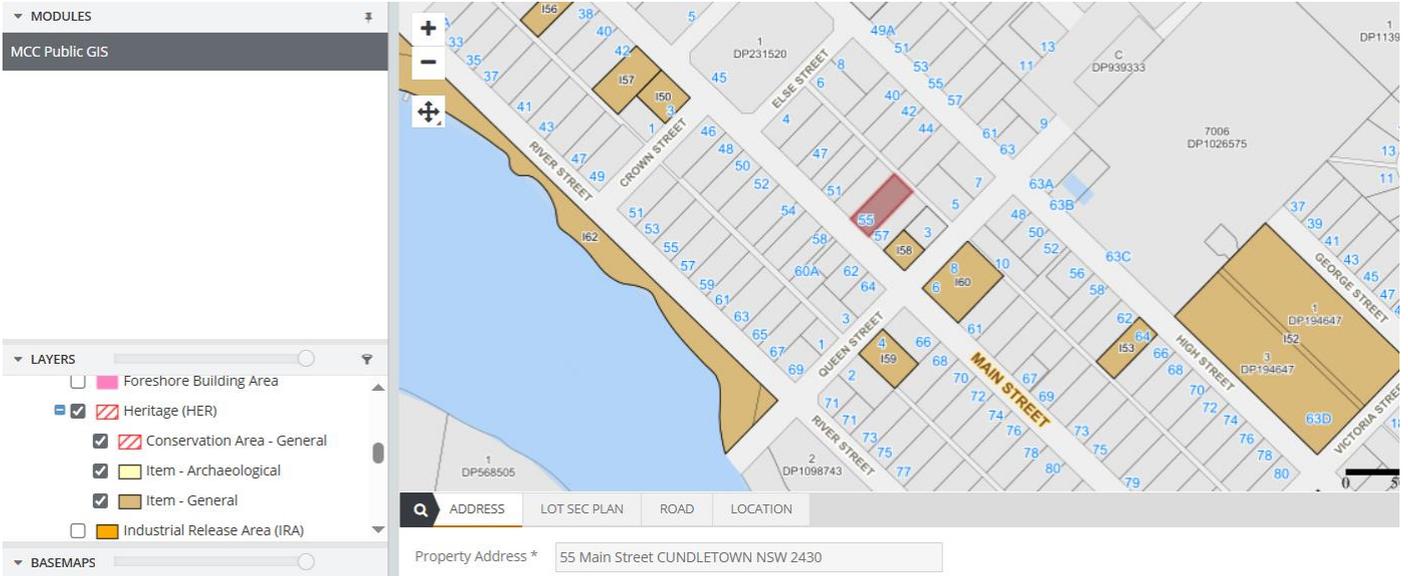


Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

Environmental Planning Instruments	Subject Site/ Proposed Development
Ref: GTLEP 2010	
Part 5 Miscellaneous provisions	
5.1 Relevant acquisition authority	N/A
5.2 Classification and reclassification of public land	N/A
5.3 Development near zone boundaries	N/A
5.4 Controls relating to miscellaneous permissible uses	N/A
5.5 Controls relating to secondary dwellings on land in a rural zone	N/A
5.6 Architectural roof features (Not adopted)	-
5.7 Development below mean high water mark	N/A
5.8 Conversion of fire alarms	N/A
5.9 Dwelling house or secondary dwelling affected by natural disaster (Not adopted)	-
5.9AA (Repealed)	-
5.10 Heritage conservation	N/A
5.11 Bush fire hazard reduction	N/A
5.12 Infrastructure development and use of existing buildings of the Crown	N/A
5.13 Eco-tourist facilities	N/A
5.14 Siding Spring Observatory - maintaining dark sky (Not adopted)	-
5.15 Defence communications facility (Not adopted)	-
5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	N/A
5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations (Not applicable)	N/A
5.18 Intensive livestock agriculture	N/A
5.19 Pond-based, tank-based and oyster aquaculture	N/A
5.20 Standards that cannot be used to refuse consent - playing and performing music	N/A
5.21 Flood planning	N/A
5.22 Special flood considerations (Not adopted)	N/A
5.23 Public Bushland (Not adopted)	N/A
5.24 Farm stay accommodation	N/A
5.25 Farm gate premises	N/A

Heritage

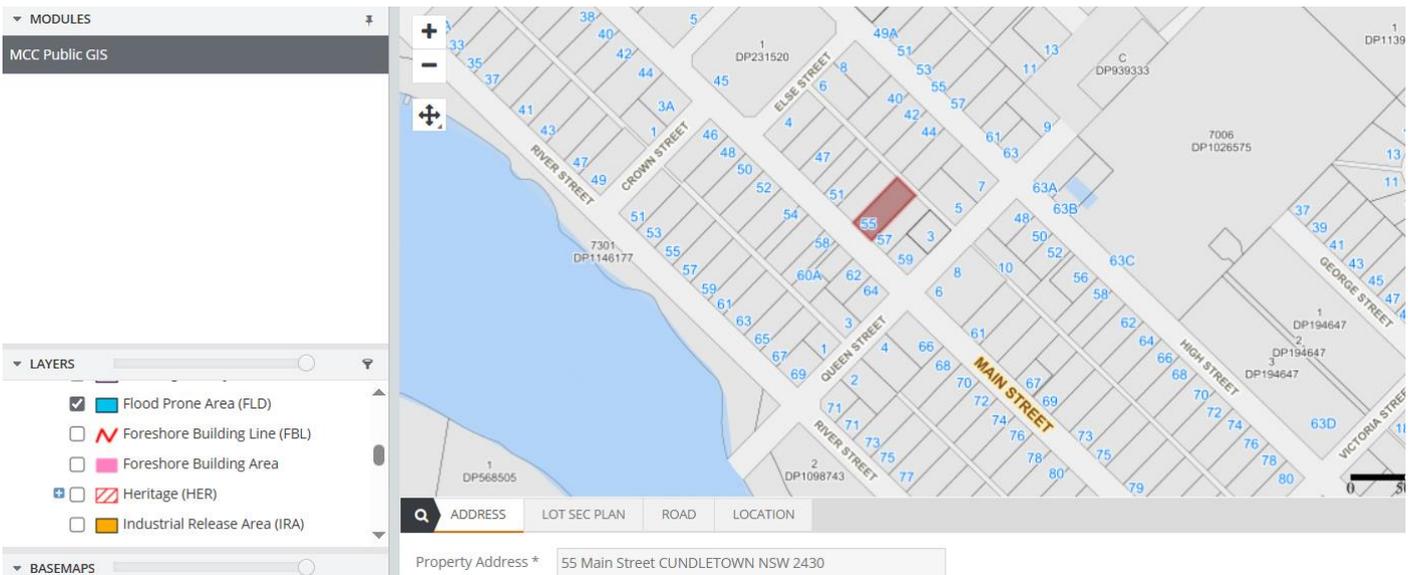
(Subject Site: Not identified as Conservation Area-General, Item- Archaeological, Item-General)



Acknowledgement of Source of 'Screenshot':
MidCoast Council IntraMaps

Flood Prone Area

(Subject Site: Not identified as flood prone land)

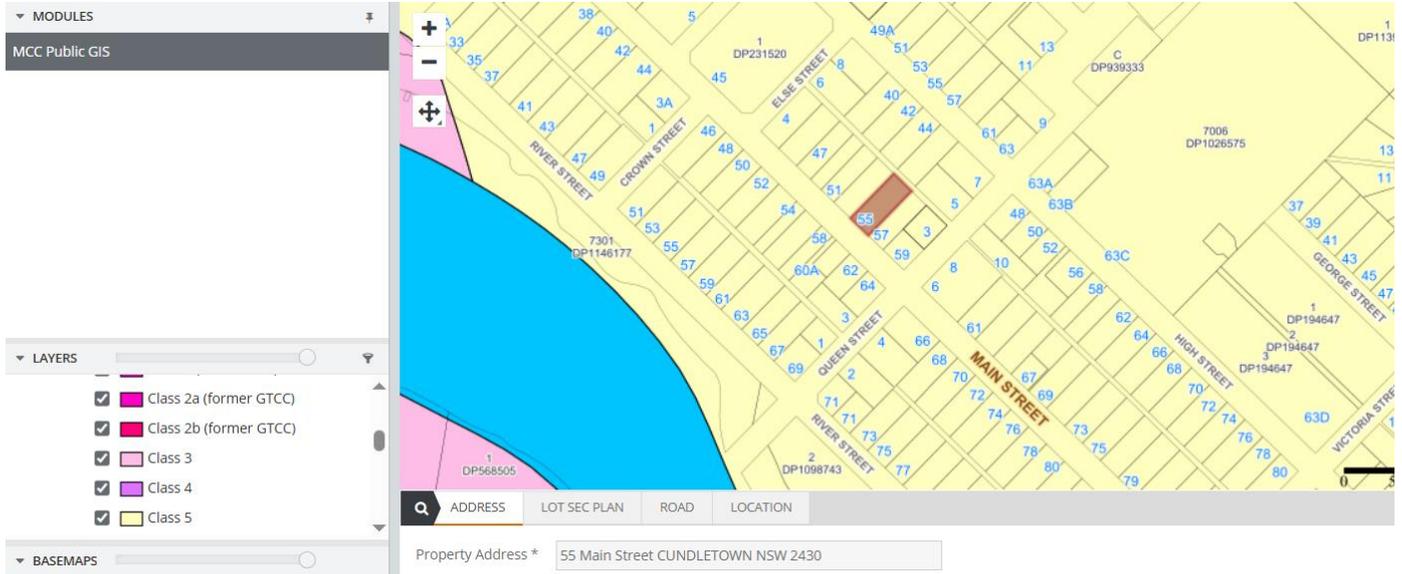


Acknowledgement of Source of 'Screenshot':
MidCoast Council IntraMaps

Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

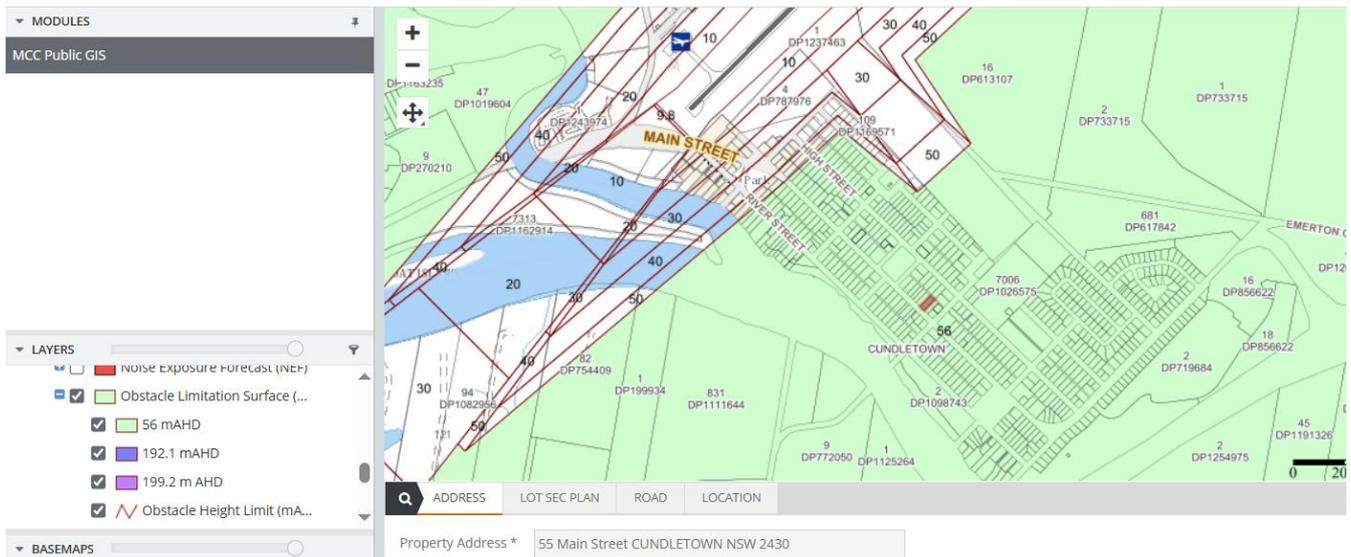
Environmental Planning Instruments	Subject Site/ Proposed Development				
Ref: GTLEP 2010					
Part 7 Additional local provisions					
7.1 Acid sulfate soils	Site identified as - acid sulfate soil Class 5 in Legislated EPI, LEP, Acid Sulfate Soils on MidCoast Council IntraMaps Refer to 'screenshot' of ASS mapping on SEE page 15 Existing grease trap to be replaced				
<table border="1"> <thead> <tr> <th>Class of land</th> <th>Works</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.</td> </tr> </tbody> </table>	Class of land	Works	5	Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.	
Class of land	Works				
5	Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.				
7.2 (Repealed)	-				
7.3 Earthworks	Existing grease trap to be replaced				
7.4 Airspace operations (1) The objectives of this clause are as follows— (a) to provide for the effective and ongoing operation of the Taree Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport, (b) to protect the community from undue risk from that operation.	Height of subject building is existing Subject site identified as - 56 mAHD in Legislated EPI, LEP, Obstacle Limitation Surface on MidCoast Council IntraMaps Refer to 'screenshot' of Obstacle Limitation Surface mapping on SEE page 15				
7.5 Development in area subject to aircraft noise (1) The objectives of this clause are as follows— (a) to prevent certain noise sensitive developments from being located near the Taree Airport and its flight paths, (b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings, (c) to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport. (2) This clause applies to development that— (a) is on land that - (i) is near the Taree Airport, and (ii) is in an ANEF contour of 20 or greater, and (b) the consent authority considers is likely to be adversely affected by aircraft noise.	Location of subject building is existing Taree Airport is in the Cundletown locality Subject site is not identified as in the Taree Airport flight path Subject site not identified as - High Impact Noise - Low Impact Noise in Legislated EPI, LEP, Noise Exposure Forecast on MidCoast Council IntraMaps Subject site not identified as - ANEF 25m+ in Manning Development Constraints, Australian Noise Exposure Forecast on MidCoast Council IntraMaps Refer to 'screenshots' of Australian Noise Exposure Forecast mapping and Noise Exposure Forecast mapping on SEE pages 16 and 17				

Acid Sulfate Soils
(Subject Site: Identified as Class 5)



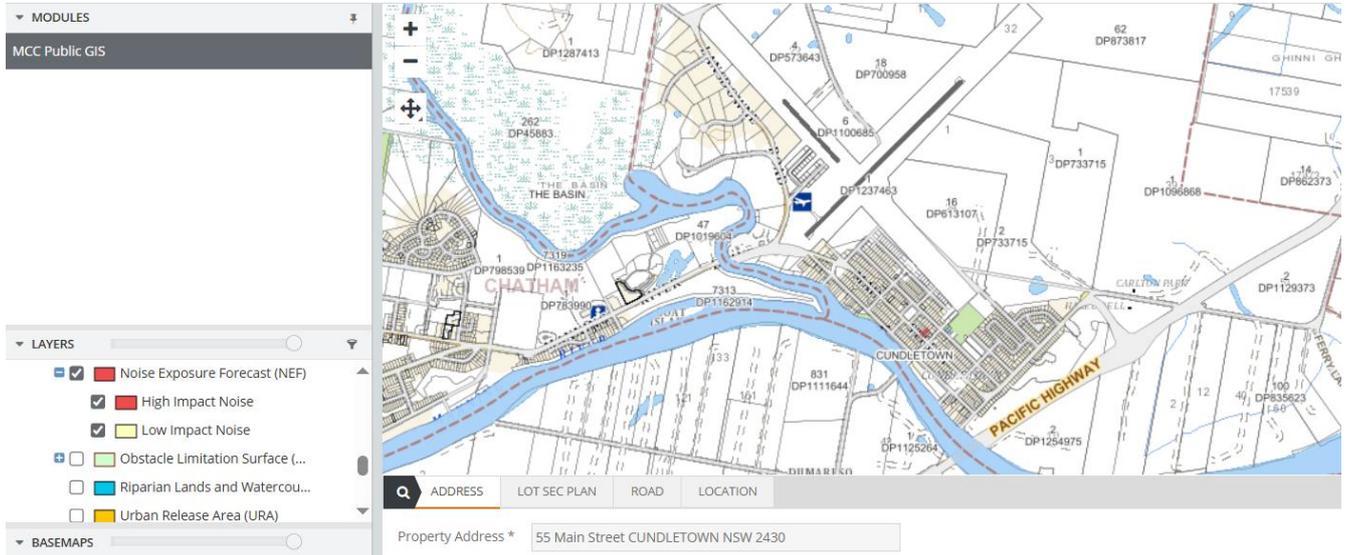
Acknowledgement of Source of 'Screenshot':
MidCoast Council IntraMaps

Obstacle Limitation Surface
(Subject Site: Identified as 56 mAHD)



Acknowledgement of Source of 'Screenshot':
MidCoast Council IntraMaps

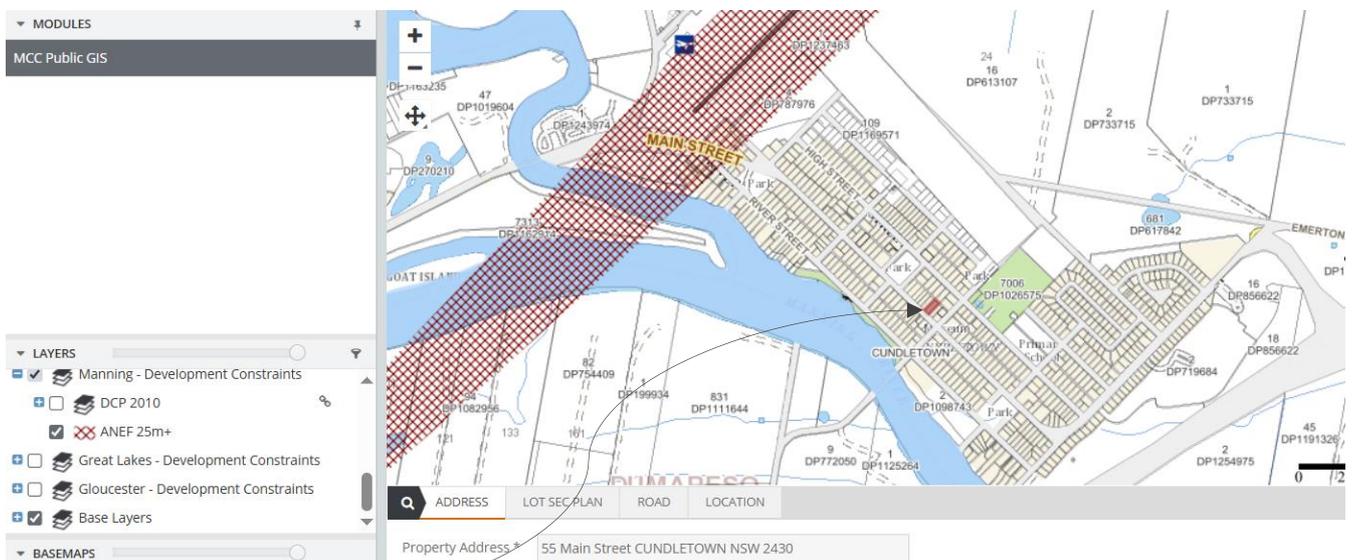
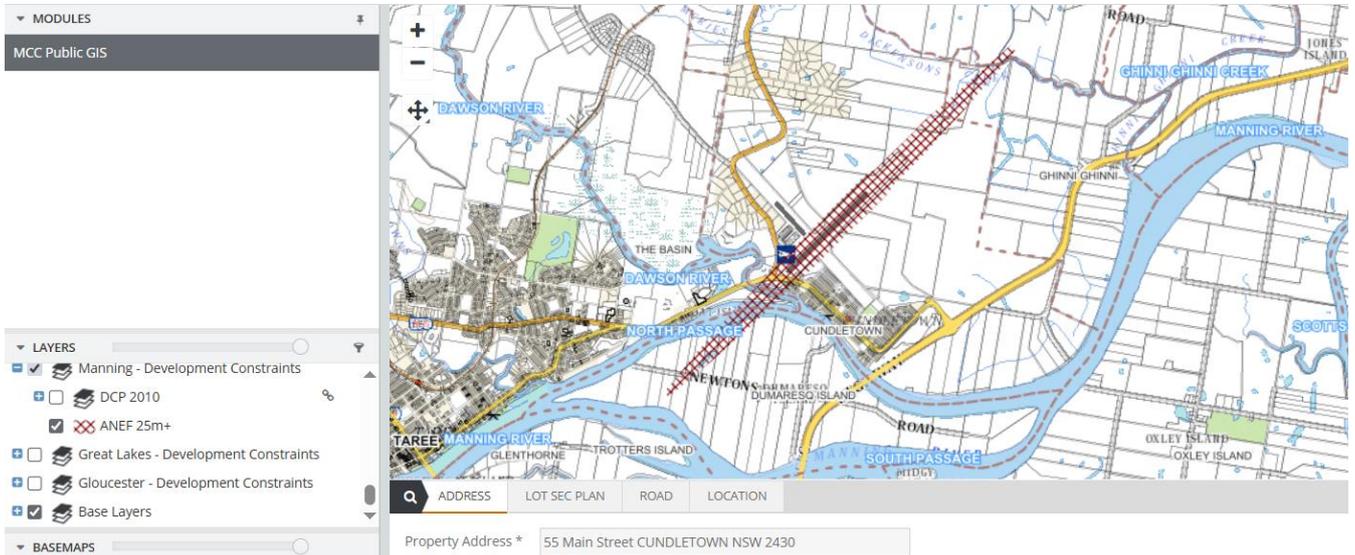
Noise Exposure Forecast
(Subject Site: Not identified as High Impact Noise or Low Impact Noise)



Subject Site

Acknowledgement of Source of 'Screenshots':
MidCoast Council IntraMaps

**Australian Noise Exposure Forecast (ANEF)
(Subject Site: Not identified as ANEF 25m+)**



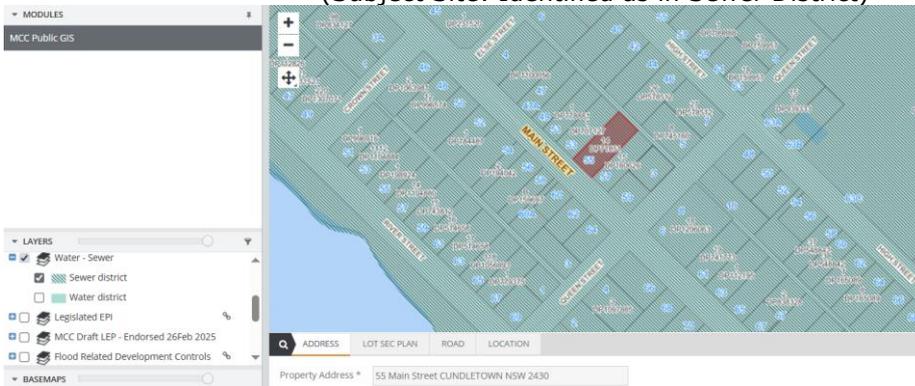
Subject Site

Acknowledgement of Source of 'Screenshots':
MidCoast Council IntraMap

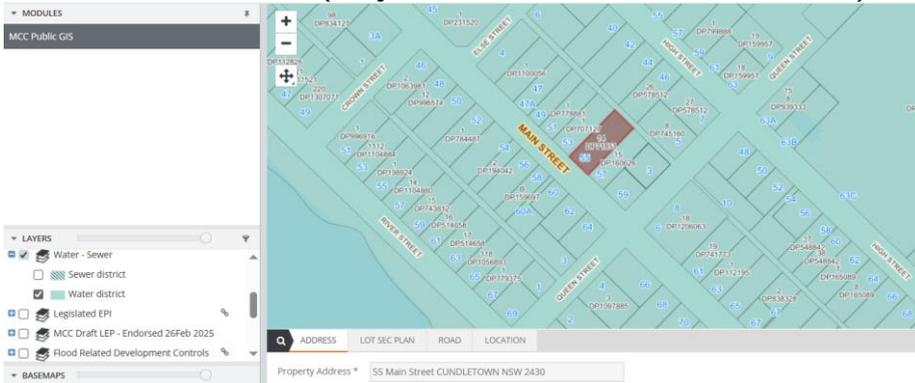
Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

Environmental Planning Instruments	Subject Site/ Proposed Development
Ref: GTLEP 2010	
Part 7 Additional local provisions (continued)	
7.6 Development on land proposed to be acquired by the Council	N/A
7.7 Development for farm stay accommodation	N/A
7.8 Subdivision of land at Brimbin in Zone RU4	N/A
7.9 Subdivision of land at Brimbin in Zone C4	N/A
7.10 Use of certain land at Denison Street and Emerton Close, Cundletown	N/A
7.11 Essential services <ul style="list-style-type: none"> (a) the supply of water (b) the supply of electricity (c) the disposal and management of sewage (d) stormwater drainage or on-site conservation (e) suitable road access 	Available Available Available Storm water drainage available Frontage to Main Street Refer to 'screenshots' of Sewer – Water Districts' mapping following
7.12 Events permitted without development consent	N/A

Water – Sewer
(Subject Site: Identified as in Sewer District)



(Subject Site: Identified as in Water District)



Acknowledgement of Source of 'Screenshots': MidCoast Council IntraMaps

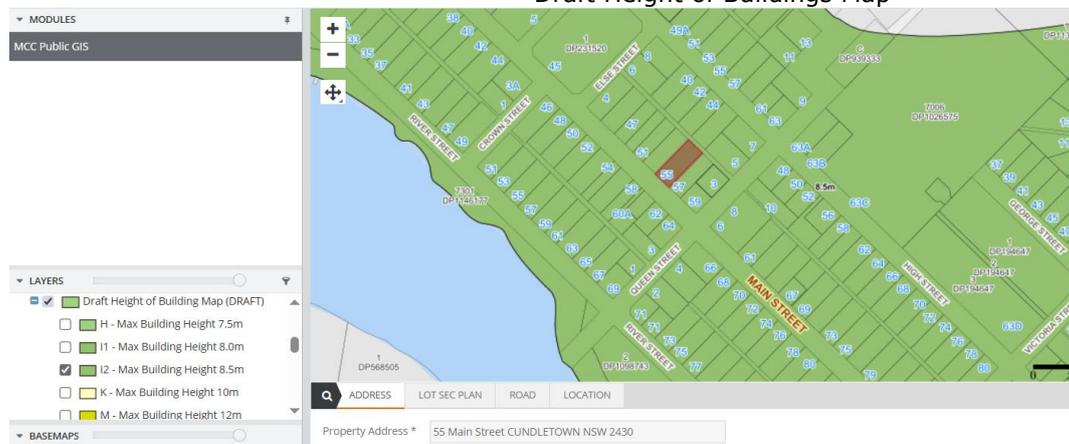
Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

Environmental Planning Instruments	Subject Site/ Proposed Development
Ref: Draft Environmental Planning Instruments MidCoast Council Draft LEP – endorsed 26 February 2025 Mapping	

Draft Land Use Zone Map



Draft Height of Buildings Map



Draft Acid Sulfate Soils Map



Draft Heritage Map



Acknowledgement of Source of 'Screenshots':
MidCoast Council IntraMaps



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Development Control Plan/Environmental Area	Subject Site/ Proposed Development
Ref: (Manning Region) Greater Taree Development Control Plan 2010 (MR GTDCP 2010)	
Table of Contents	
Part A - Preliminary information	Noted
Part B - Character statements	Information not available
Part C - Subdivision requirements	N/A
Part D - Environmental requirements	N/A
Part E - Flooding requirements	N/A
Part F - Heritage requirements	N/A
Part G - Car Parking and Access	Refer to SEE pages 24-28
Part H - Residential requirements	N/A
Part I - Commercial requirements	N/A Premises not in business zone
Part J - Rural & Environmental zone requirements	N/A
Part K - Industrial requirements	N/A
Part L - Local area plans	N/A
Part M - Site waste minimisation & management	Refer to SEE pages 30-31
Part N - Landscaping requirements	N/A
Part O - Signage and Advertising requirements	Refer to SEE page 32
Appendix A - Figtrees on the Manning Master Plan	N/A
Appendix B - Figtrees on the Manning Concept Approval	N/A
Appendix C - repealed	-
Appendix D - Heritage Supporting Information	N/A
Appendix E - On-site Sewage Development Assessment Framework	N/A
Appendix F - repealed	-
Appendix G - Flood Assessment Study Requirements	N/A
Appendix H - repealed	-
Appendix I - Drain Maintenance Guidelines	N/A
Appendix J - Site Waste Minimisation & Management Plan Template	Attached



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

Development Control Plan/Environmental Area	Subject Site/ Proposed Development
Ref: (MR) GTDCP 2010	
Part B Character Statements	
B1 General	
B1.1 Major Regional Centre	Cundletown is an area of Taree. As detailed in B1.1 Major Regional Centre B1.1.1 Taree This part is intentionally blank. The character statement for Taree is yet to be drafted.
B1.1.1 Taree	
B1.2 Towns	
B1.2.1 Wingham Town Centre	
B1.2.2 Old Bar	
B1.3 Coastal Villages	
B1.3.1 Wallabi Point	
B1.3.2 Harrington,	
B1.3.3 Crowdy Head	
B1.3.4 Manning Point	
B1.3.5 Hallidays Point	
B1.3.6 Redhead,	
B1.3.7 Blackhead	
B1.3.8 Diamond Beach	
B1.4 Inland Villages	
B1.4.1 Tinonee	
B1.4.2 Nabiac	
B1.4.3 Lansdowne	
B1.4.4 Cooperook	
B1.5 Small Villages	
B1.5.1 Rainbow Flat	
B1.5.2 Krambach	
B1.5.3 Elands	
B1.5.4 Johns River	
B1.5.5 Upper Lansdowne	
B1.5.6 Hannam Vale	
B1.5.7 Moorland	
B1.5.8 Bobin	
B1.5.9 Croki	
B1.5.10 Killabakh	
B1.5.11 Wherrol Flat	
B1.5.12 Marlee	
B1.5.13 Mount George	
B1.5.14 Burrell Creek	
B1.5.15 Dyers Crossing	
B1.6 Rural residential lands	
B1.7 Rural lands	



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

**Development Control Plan/Environmental Area
Subject Site/Proposed Development**

Ref: (MR) GTDCP 2010

Part G Car Parking and Access

G1 Car parking and access

G1.3 Parking requirements for specific land uses

DCP Requirement

G1.3.1 In the case of a combination of uses, the total requirements for vehicular parking space shall be the sum of the requirements for the various uses, except where it can be demonstrated that the times of real demand for the various uses do not coincide. In those cases the Council will require parking facilities to be provided to serve the peak cumulative demand.

Subject Site/Proposed Development

N/A

G1.3.2 Details and plan of parking areas and driveways shall be submitted with the Development Application indicating method of construction, paving, marking and drainage.

Subject Site/Proposed Development

N/A

DCP Requirement

G1.3.3 In respect of existing premises being altered (including reconstruction), enlarged or converted the following shall apply:

- a. If the alteration does not result in increased floor space and the use of the building is not significantly changed, then no provision for parking will be required;
- b. If the alteration results in increased floor area then parking will be required in respect of the increased area only;
- c. If the use of an existing building, or part thereof, is changed the assessment of parking required will be based on the extent to which the requirement for the new use exceeds the requirement for the former or existing use.

Subject Site/Proposed Development

N/A for G1.3.3.a.

The gross floor area (GFA) for the proposed take-away food and drink premises @ approx. 90m² is as the GFA for the previous butcher's shop @ approx. 90m².

As the shop fit-out (alteration) does not result in increased floor space, no provision for parking will be required as per G1.3.3.a.

The shop fit-out will change the type of retail use of the building from one retail use, a butcher's shop, to another retail use, a take-away food and drink premises.

The New South Wales Consolidated Regulations, Standard Instrument - Principal Local Environmental Plan, Dictionary defines retail premises are defined as a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale) and includes any of the following:

- (c) food and drink premises, (d) garden centres, (e) hardware and building supplies, (f) kiosks, (g) landscaping material supplies, (h) markets, (i) plant nurseries, (j) roadside stalls, (k) rural supplies, (l) shops, (la) specialised retail premises, (m) timber yards, (n) vehicle sales or hire premises, but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises.



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

**Development Control Plan/Environmental Area
Subject Site/Proposed Development**

Ref: (MR) GTDCP 2010

Part G Car Parking and Access

G1 Car parking and access

G1.3 Parking requirements for specific land uses

Subject Site/Proposed Development

N/A for G1.3.3.a. (continued)

The NSW Food Authority details that retail meat premises are butchers that process and sell meat for retail sale. Processing includes boning, slicing, cutting and packing.

The GTLEP 2010 defines a take away food and drink premises as meaning premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

While the type of retail use will change, the use of the building has not significantly changed as the building will continue to be used for retail purposes.

Consequently, as the shop fit-out does not result in the use of the building being significantly changed, no provision for parking is required as as per G1.3.3.a.

Vehicle parking for the proposed take-away food and drink premises will available off-site as was available for the previous butcher's shop on the street (Main Street).

Additionally, a butcher's shop and a take-away food and drink premises are Class 6 buildings as per the National Construction Building Codes (NCC), Building Classifications.

N/A for G1.3.3.b.

N/A for G1.3.3.c.

It is calculated that parking requirements for the new retail use (take-away food and drink) would be less than the requirements for the former retail use (butcher).

It is proposed that the take-away food and drink premises will be open from 5:00pm until 8:30pm on Mondays, Wednesdays, Thursdays, Fridays, Saturdays and Sundays and will be closed on Tuesdays.

This equates to the take-away premises being open three and a half (3.5) hours on four (4) days of the (regular) working week and the two (2) days of the weekend - three and a half (3.5) hours only for six (6) days of the week.

The take-away food and drink premises is proposed to be open twenty-one (21) hours over a week.

These overall hours of trading proposed for the take-away food and drink premises are reduced compared to the (previous) butcher's shop opening hours.

Cundletown Butchery was detailed as open from 7:00am until 6:00pm on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays and from 7:00am until 12:00pm on Saturdays.

This equates to the butcher's shop having been open eleven (11) hours on five (5) days of the (regular) working week and five (5) hours on one (1) day of the weekend.

The butcher's shop was open sixty (60) hours over a week.

Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

**Development Control Plan/Environmental Area
Subject Site/Proposed Development**

Ref: (MR) GTDCP 2010

Part G Car Parking and Access

G1 Car parking and access

G1.3 Parking requirements for specific land uses

Subject Site/Proposed Development

N/A for G1.3.3.c. (continued)

	Previous Butcher's Shop (Opening Hours)	Proposed Take-Away Food and Drink Premises (Opening Hours)
Monday	7:00am until 6:00pm	5:00pm until 8:30pm
Tuesday	7:00am until 6:00pm	Closed
Wednesday	7:00am until 6:00pm	5:00pm until 8:30pm
Thursday	7:00am until 6:00pm	5:00pm until 8:30pm
Friday	7:00am until 6:00pm	5:00pm until 8:30pm
Saturday	7:00am until 12:00pm	5:00pm until 8:30pm
Sunday	Closed	5:00pm until 8:30pm
Total hours open per regular working week	55	14
Total hours open per weekend	5	7
Total overall hours open per week	60	21

As the hours of trading for the proposed take-away food and drink premises are less than the hours of trading for the butcher's shop, parking for the proposed take-away food and drink premises will be required for less hours than parking was required for the previous butcher's shop.

In addition, as the proposal is a take-away premises, parking at the locality will be for short periods only. Particularly as, evidenced by the owner's current take-away food and drink premises in the town, many orders are made by phone with a time indicated for pick-up, reducing the time customers would be at the premises as the food would be ready for pick-up on their arrival at the specified time.

Home delivery of food (and drink) by the premises' owners/staff will also be available and this service has been well-used by customers at the owner's current take-away food and drink premises, further reducing any customer parking requirements.

While the proposal results in the retail use of the existing building being changed, the times parking will be needed for the take-away premises will be significantly reduced in comparison to the times parking would have been needed for the former butcher's shop.

Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

Development Control Plan/Environmental Area

Subject Site/Proposed Development

Ref: (MR) GTDCP 2010

Part G Car Parking and Access

G1 Car parking and access

G1.3 Parking requirements for specific land uses

G1.3.4 Any new consent or consent to alter, enlarge, convert or increase the capacity of any building or the use of any land shall make provision for off-street vehicular parking in accordance with the following table.

Restaurants and Reception Centres	
Restaurant (includes Cafe, Tearooms, Coffee Shop and the like)	<p><u>Where located within a business or industrial zone</u> – 1 space per 30m² of N.F.A.</p> <p><u>All other zones</u> - 15 spaces per 100m² of NFA or 1 space per 3 seats (whichever is the greater)</p>
Function Centre	1 space per 3 seats
Take-Away Food and Drink Premises	<p>(a) Development with on-site seating and drive-through: 1 space per 8.3m² of G.F.A; plus 1 space per 5 seats (internal & external).</p> <p>(b) Development with no on-site seating or drive-through facilities - 12 spaces per 100m² of G.F.A.</p> <p>(c) Development with on-site seating but no drive-through facilities - 12 spaces per 100m² of G.F.A; plus 1 per 5 seats (both internal & external).</p>
<p>Note for drive-through facilities: an exclusive area for queuing of cars is required (queue length of 5 to 12 cars measured from pick up point. This includes a minimum of 4 car spaces for cars queued from ordering point, plus 2 car spaces for cars waiting for orders past the pick up point area.</p>	

Retail	
Shops/Showrooms	<p>1 space per 30m² of N.F.A.</p> <p>For the area bounded by Commerce Street, High Street, Macquarie Street and the Manning River parking is to be provided at the rate of 1 space per 24m² of leasable G.F.A.</p>

Subject Site/Proposed Development

N/A for G1.3.4

N/A for Table (Land Use: Take-Away Food and Drink Premises)

(a) N/A

(b) N/A

(c) N/A

The premises will not have on-site seating or drive-through facilities, the proposal is to internally fit the existing building out for a take-away food and drink premises.

The GFA for the proposed take-away food and drink premises @ approx. 90m² is as the GFA for the previous butcher's shop @ approx. 90m².

As the proposed shop-fitout for the take-away food and drink premises does not "alter, enlarge, convert or increase the capacity" of the existing building, provision for off-street/on-site vehicular parking in accordance with the land use table is not applicable.

As the proposed shop-fitout for the take-away food and drink premises does not "alter, enlarge, convert or increase the capacity" of the use of subject land, provision for off-street/on-site vehicular parking in accordance with the land use table is not applicable.

The subject area of land on Lot 14 was previously used for retail use and the proposal is for retail use.



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Development Control Plan/Environmental Area	Subject Site/ Proposed Development
Ref: (MR) GTDCP 2010	
<p>Part G Car Parking and Access G1 Car parking and access</p> <p>G1.4 Car parking requirements</p> <p>1. Calculations for the number of car parking spaces will primarily be based on the gross floor area of the development, unless otherwise specified. Council will also give some consideration to other features of the development such as proposed maximum staffing levels, expected customer levels etc.</p> <p>2. Where the calculation in respect of the level of parking required results in a fraction of a space, the requirement shall be taken to the next highest whole number, unless otherwise specified.</p> <p>3. All car parking spaces are to be made available for the purposes of car parking and should not be used for storage purposes (including the storage of goods, waste receptacles, and in the case of vehicle hire and sales premises, motor vehicles).</p> <p>4. The number of off-street car parking spaces required for a development must be calculated in accordance with the methodology demonstrated in the following hypothetical development example: A combined industrial/warehouse development contains: Industrial gfa = $1,500\text{m}^2 / 70 = 21.43$(round up to 22) Warehouse gfa = $1,050\text{m}^2 / 200 = 5.25$ (round up to 6). Therefore this development would require 28 off-street car parking spaces.</p>	<p>N/A</p>



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Development Control Plan/Environmental Area	Subject Site/ Proposed Development
Ref: (MR) GTDCP 2010	
<p>Part H Residential Requirements</p> <p>H1 Residential development About this part: The Greater Taree LGA features a range of residential zones which permit a variety of residential accommodation types and densities within existing urban areas and future release areas. This chapter establishes the objectives, principles and controls which will guide the design of residential development in the LGA.</p> <p>Parts H2.1 to H2.10 apply to all forms of residential development. In addition Part H3 provides specific objectives and performance criteria for particular forms of residential development. Where an inconsistency arises between H2 and H3 provisions, those within H3 will prevail.</p>	N/A
<p>Part I Commercial Requirements</p> <p>I1 General controls applying to all business zone areas</p> <p>I2 Landscaping</p>	N/A Proposal located in residential zone
Part J Rural and Environmental Zone Requirements	N/A
Part K Industrial Requirements	N/A
<p>Part L Local Area Plans</p> <p>L2 Seascape, North Red Head L3 Bungay Estate L4 256 Cedar Party Road L5 Precinct 2B L6 Precinct 3, Old Bar L7 Manning River Drive Business Park L8 310-314 Diamond Beach Road, Diamond Beach L9 Figtrees on the Manning L10 Northern Gateway Transport Hub L11 Lot 612 Blackhead Road, Hallidays Point L12 Glenthorne Employment Area L13 Kolodong Precinct</p>	N/A



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Development Control Plan/Environmental Area	Subject Site/ Proposed Development
Ref: (Manning Region) Greater Taree Development Control Plan 2010	
Part M Site Waste Minimisation and Management M1 General M2 Demolition of buildings or structures M3 Construction of buildings or structures M3.1 Single dwellings and dual occupancies greater than \$50,000 M3.2 Multi-unit dwellings (town houses, flats and villas) M3.3 Commercial developments and change of use (shops, offices, food premises, hotels, motels, licensed clubs, education establishments, entertainment facilities and hospitals) M3.4 Mixed use developments (residential/non-residential) M3.5 Industrial	 N/A N/A Refer to information following N/A N/A
Development Control Plan/Environmental Area	
Ref: (Manning Region) Greater Taree Development Control Plan 2010 Part M Site Waste Minimisation and Management M3.3 Commercial developments and change of use (shops, offices, food premises, hotels, motels, licensed clubs, education establishments, entertainment facilities and hospitals)	
Explanation A range of non-residential uses present an array of unique waste minimisation opportunities and management requirements. Flexibility in size and layout is often required to cater for the different needs of multiple tenants as well as future changes in use.	
Aim To ensure new developments and changes to existing developments are designed to maximise resource recovery (through waste avoidance, source separation and recycling); and to ensure appropriate well designed storage and collection facilities are accessible to occupants and service providers.	
Objectives Ensure appropriate waste storage and collection facilities; Maximise source separation and recovery of recyclables; Ensure waste management systems are as intuitive for occupants as possible and readily accessible to occupants and service providers; Ensure appropriate resourcing of waste management systems, including servicing; Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene; Minimise adverse environmental impacts associated with waste management; Discourage illegal dumping by providing on site storage and removal services.	



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development

Development Control Plan/Environmental Area

Ref: (Manning Region) Greater Taree Development Control Plan 2010
Part M Site Waste Minimisation and Management
M3.3 Commercial developments and change of use (shops, offices, food premises, hotels, motels, licensed clubs, education establishments, entertainment facilities and hospitals)

Performance Criteria

1. A Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J).
2. Plans submitted with the development application must show:
 - a. The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants.
 - b. The location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day's worth of waste.
 - c. An identified collection point for the collection and emptying of waste, recycling and garden waste bins.
 - d. The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).
 - e. The on-site path of travel for collection vehicles (if collection is to occur on-site).
 - f. Convenient access from each tenancy to the waste/recycling storage rooms or areas. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage rooms or areas.
3. Every development must include a designated waste/recycling storage area or room(s). Depending upon the size and type of the development, it may be necessary to include a separate waste/recycling storage room/area for each tenancy.
4. Arrangements must be in all parts of the development for the separation of recyclable materials from general waste and for the movement of recyclable materials and general waste to the main waste/recycling storage room/area. For multiple storey buildings, this might involve the use of a goods lift.
5. The waste/recycling storage room/area must be able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections.
6. The waste/recycling storage room/area must provide separate containers for the separation of recyclable materials from general waste. Standard and consistent signage on how to use the waste management facilities should be clearly displayed.
7. Waste management facilities must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.
8. The size and layout of the waste/recycling storage room/area must be capable of accommodating reasonable future changes in use of the development.
9. A waste/recycling cupboard must be provided for each and every kitchen area in a development, including kitchen areas in hotel rooms, motel rooms and staff food preparation areas. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.
10. Any garbage chutes must be designed in accordance with the Building Code of Australia and Better Practice Guide for Waste Management in Multi-Unit Dwellings. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.
11. All construction waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.

Subject Site/Proposed Development

SWMMP and SWMMP Template submitted with DA
Kerb-side collection of bins as per existing



Identification and Minimisation of Potential Environmental Impacts of the Proposed Development	
Development Control Plan/Environmental Area	Subject Site/ Proposed Development
Ref: (Manning Region) Greater Taree Development Control Plan 2010	
Part N Landscaping Requirements N1 Landscaping requirements N1 General landscaping requirements N1.1 Site coverage and lot requirements N1.2 Landscape plans N1.3 Public Open Space N1.4 Dual occupancy, multi-dwelling housing, residential flat buildings and mixed use development N1.5 Car Parks	Landscaping as existing
Part O Signage and Advertising Requirements 01 Introduction 01.1 Specific location requirements 01.1.1 Business zones 01.1.2 Industrial zones 01.1.3 Isolated businesses 01.1.4 Heritage items and heritage conservation areas 01.1.5 Prohibited signage	N/A N/A Refer to information following N/A N/A
Development Control Plan/Environmental Area	
Part O Signage and Advertising Requirements 01.1 Specific location requirements 01.1.3 Isolated businesses Explanation There are a number of businesses (such as corner stores, existing uses, roadside stalls, nurseries and rural industries) outside traditional shopping centres and industrial estates as well as many home industries. For businesses in residential areas, such as home industries, some special controls must be imposed to maintain the residential amenity of the neighbourhood. Objectives To promote quality in the provision of business advertising signs; To encourage consideration of signage as part of the original design process for any new development; To enable advertisers messages or images to be conveyed while completing the character of the surrounding locality. Performance criteria 1. Council will support advertising sign proposals which promote innovation and originality in their design, style or character. 2. The use of corporate identification and colours should not take precedence over Council's streetscape objectives. Corporate identification should be carefully selected and amended where necessary to retain the character of individual buildings and the surrounding locality. 3. Signage which is purpose-designed for a building should reflect the bulk and scale of the building and be focussed at the primary approach route for the development. 4. All advertising must relate to the uses or activities carried out on the same land or which the advertising sign is to be erected. 5. Illuminated signage will not be permitted.	
Subject Site/Proposed Development	
To be confirmed Advertising signage to be erected to shop frontage (eg. on top of awning to front of building, similar to previous butcher's signage location).	