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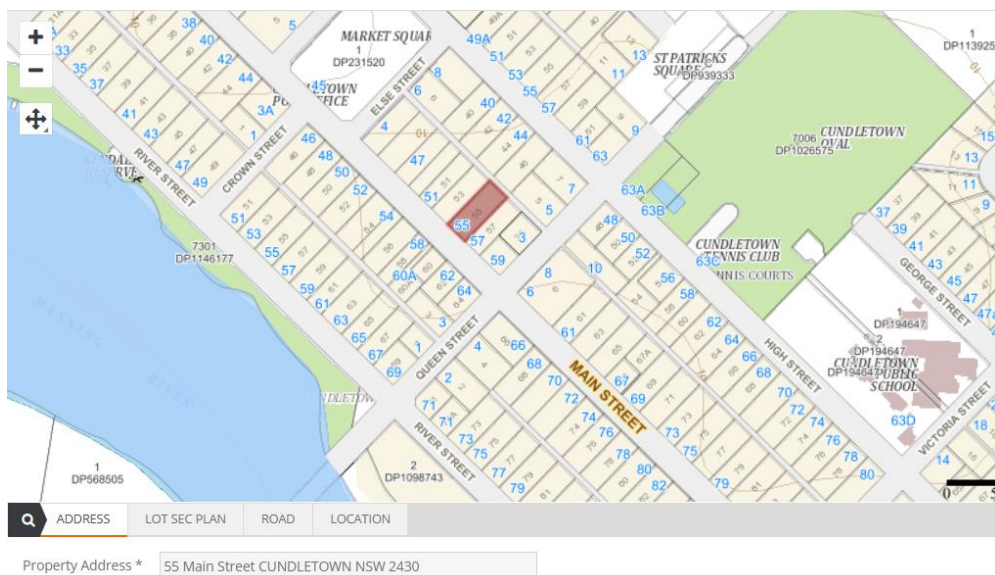
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**** Summary of ****

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': MidCoast Council IntraMaps, NSW Spatial Services Basemap

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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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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	<p>Proposal: Shop fit-out for proposed take-away food and drink premises</p> <p>Streetscape: As existing with signage to front applicable to the take-away food and drink premises</p> <p>Parking: As existing</p> <p>Landscaping: As existing</p>
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
Ref: State Environmental Planning Policies <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> Chapter 2 Coastal management	(On MidCoast Council Intra Maps) Site identified as Coastal Use Area, Coastal Environmental Area and Coastal Zone
Ref: Greater Taree Local Environment Plan 2010 (GTLEP 2010)	
Maps	Site identified as in Zone R1 General Residential
Land Use Table Zone R1 General Residential Permitted with consent	Proposal is for a shop fit-out for a take-away food and drink premises and is permitted with consent
Part 4 Principal development standards	
4.3 Height of buildings Max. 8.5m	HoB is as existing
4.4 Floor space ratio 0.6:1	FSR is as existing
Part 5 Miscellaneous provisions	-
Part 7 Additional local provisions	
7.1 Acid sulfate soils	Subject site identified as acid sulfate soil Class 5 Existing grease trap to be replaced
7.3 Earthworks	Existing grease trap to be replaced
7.4 Airspace operations	Height of subject building is existing Subject site identified as 56 mAHD Obstacle Limitation Surface
7.11 Essential services (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
Ref: Draft Environmental Planning Instruments	
MidCoast Council Draft LEP mapping	Noted
Ref: Greater Taree Development Control Plan 2010 (GTDCP 2010)	
Part G Car Parking and Access G1 Car parking and access G1.3 Parking requirements for specific land uses	N/A For explanation refer to full SEE
Part M Site Waste Minimisation and Management M3 Construction of buildings or structures	Site Waste Minimisation and Management Plan (SWMMP) and SWMMP Template submitted with DA
Part O Signage and Advertising Requirements 01.1 Specific location requirements 01.1.3 Isolated businesses	To be confirmed Advertising signage to be erected to shop frontage (eg. on top of awning to front of building)