

STATEMENT OF ENVIRONMENTAL
EFFECTS
FOR
Change of use
367 HIGH STREET MAITLAND.



1. PURPOSE

The purpose of the application is to make a change of use to the existing tenancy. The current use of the shop as per the council records is for a restaurant.

The proposed use is for a drum shop with an acoustic soundproof room. There will be no modifications or impact to the existing structure.

2. SITE BACKGROUND

The applicant wishes to change the use of the premises from an existing restaurant to a drum shop. The neighbouring premises are a dentist at 365 high st Maitland and a hairdresser at 369 high street.

3. OPERATION & MANAGEMENT

The applicant will oversee ongoing maintenance and operating hours of the shop. The hours of operation will be from

9:00 AM to 6:00 PM (Monday to Saturday)

9:00 AM to 3:00 PM (Sundays)

All drum kits will be delivered at the rear of the premises using the business' station wagon. No trucks will be involved in deliveries. No hazardous materials or processes will be carried out on site.

The premises will have a soundproof booth for testing of drums. The applicant has attached an acoustic report confirming the sound absorption abilities of the room.

4. ACCESS, TRAFFIC AND PARKING

The shop has front access which is used by the customers and there will be no impact or increase in traffic due to the change of use. A public bus stop is located 20 m from the front door. There is more than adequate on street parking for the customers.

The applicant believes that the demand for parking will be reduced from its previous use, i.e. a restaurant. All staff parking and access will be from the rear of the property.

There will be no hindrance to the community in terms of traffic or access.

5. AIR and NOISE

There will be no impact to the air emissions due to the change of use of the premises.

The applicant believes there will be lesser waste generation and reduced air emissions as compared to the restaurant premises previously on site.

All the noise will be contained within the premises. refer to the acoustic consultants report attached to the application.

6. WASTE

No hazardous waste will be generated on site. No use of grease traps will be carried out by the tenants. All general waste, recycling waste disposal will be carried out in accordance to the council's requirements.

All cardboard packaging will be re purposed for outgoing mail orders

No impact to the drainage on site.

7. AMENITIES

The premises has 2 separate existing toilets which will be used by the staff and the customers as required.

8. STAFF

The shop will have 1 full time staff attending during operating hours

9. ENERGY EFFICIENCY

Not applicable

10. PRIVACY AND OVERHADOWING

Not applicable

11. FIRE SAFETY

All fire safety measures have been put in place. The applicant has attached a fire safety report along with this application.