

- Business operational details including but not limited to:
- hours of operation 8am – 4pm Mon – Fri, Sat 9-12
- number of employees - 2 others
- parking provisions - 2 additional spaces making our total parking to 5
- number of customers to access the site – a maximum of 3
- number of deliveries anticipated per week – 2 maximum. I receive all of my products from two distributors and usually order enough for a few weeks. A maximum of 2 per week would take into consideration any other type deliveries such as packaging or new equipment.
- any proposed signage (note: if signage proposed, signage plans detailing size, colour and content need to be submitted to Council). Yes a sign that says Myrtle & Pepper Fine Chocolate by appointment only – contact 0499228008 Mon - Fri. The sign would be a plaque with an anticipated maximum size of 60cm x 50cm and would be made of metal and attached to the front wall the same way a house number or name is attached.
- Consideration of DCP provisions, specifically Chapter B5 (Tree Management) Zone R5 Large Lot Residential. The total area of the proposed garage is less than 1000m. The tree is a bottlebrush tree and we are in the process of planting hundreds of other native trees in the garden.
- Chapter C8 (Residential Design). Zone R5 Large Lot Residential – Proposed street setback from the front boundary of 30m and 10m from the side boundary. This does not compromise light or privacy for our neighbour. The neighbouring properties are situated at least 50m from the proposed garage. We believe that the proposed garage will enhance the existing streetscape. We believe that we meet the Height of Building requirements for our area as our direct neighbour has a two storey house and direct neighbour on the other side has a garage at least 6m high.
- Details of food preparation premises fitout (ie. Sinks, hygiene, packaging, compliance with the Food Standards, etc). we will have a double sink and separate handwashing sink. The floor of the food preparation areas will be epoxy resin with metal skirting. We have set-up a commercial kitchen from a garage previously and adhered to all Food Standards (Food Safety Standard 3.2.3, Div 3, Clauses 9,10,11). Packaging will be stored in the store room in plastic containers placed on shelving off of the floor. Hygiene standards are always adhered to including sanitising of surfaces and equipment, regular handwashing, clean clothing each day and hairnets always worn. I consider our cleaning and hygiene practices to be excellent.
- The garage will meet the requirements for Building Code of Australia in relation to fire protection.

A Statement of Environmental Effects is to be submitted with all development applications other than 'designated development' or proposals having negligible environmental impact, e.g. internal alterations. **This pro forma may only be used for small scale developments. Development Applications which are of a larger scale will require a more detailed Statement of Environmental Effects addressing each category as listed in the Development Application Guide** (see over for further information).

If a 'YES' answer is given to any of the issues below, details of likely impact(s) and the proposed means of mitigating or reducing such impact(s) must be given on additional sheets. This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to place a hold on application pending the submission of more detailed information.

CONTEXT AND SETTING (site analysis)

Will the development:

I. Be visually prominent within the existing landscape?

Yes No

II. Impact on any item of heritage or cultural significance?

Yes No

VEHICLE ACCESS

Will additional requirements to provide access be required?

Yes No

Provide details of new access on a site plan. Ensure you show footpath crossings, driveways etc

WASTE DISPOSAL

How will effluent be disposed of?

N/A Sewer Onsite

Will the proposal lead to direct discharge of stormwater or waste into a natural water system?

Yes No

SOCIAL AND ECONOMICAL IMPACTS

Will the proposal affect the amenity of surrounding residences by overshadowing, loss of privacy, increased noise or vibration?

Yes No

ENVIRONMENTAL IMPACTS (air, soil, water, flora, fauna)

Could the proposal result in soil contamination?

Yes No

Could the proposal cause erosion and/or sedimentation of watercourse during construction of or after completion?

Yes No

Will excavation and/or filling be required?

Yes No

If yes, provide details of levels and retaining walls:

Maximum and minimum depth of excavation: mm to **600** mm

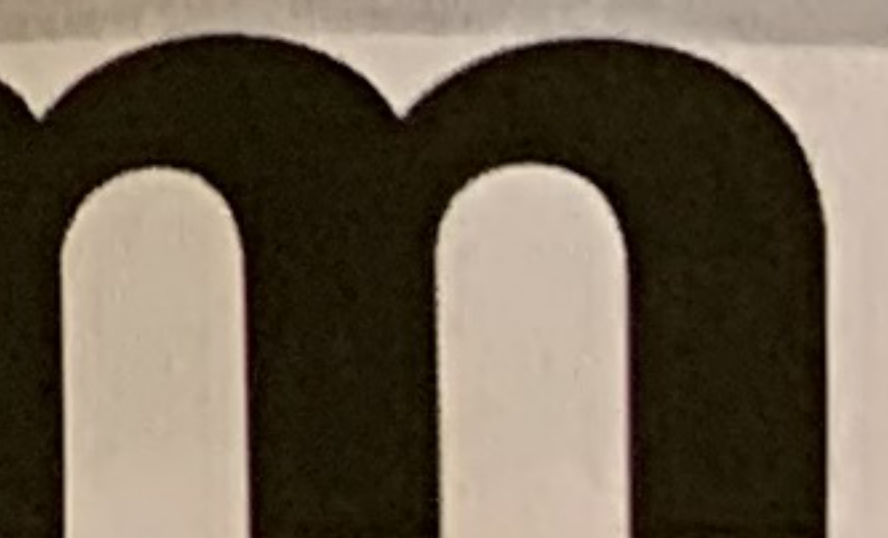
Maximum and minimum depth of fill: mm to mm

Provide details on a site plan indicating location of retaining walls, cut and fill areas and extent batters as appropriate.

Will the proposal:

I. Involve removal of vegetation? If yes, show on site plan vegetation that will be removed.

Yes No



Could the proposal affect native habitat?

Yes No

Could the proposal disturb any aboriginal artefacts or relics?

Yes No

Is the site subject to natural hazards such as:

Bushfire Mine Subsidence Flooding Other..... NO.....

NOTE:

1. For dwellings and dwelling alterations/additions on bushfire affected land, a Bush Fire Assessment Report must be submitted with the Development Application. A sample report can be obtained from the NSW Rural Fire Service website and for simple developments, completed by the owner or owner's representative.
2. Development such as new dwellings and dwelling additions that are located in a Mine Subsidence affected area will have to obtain approval from Subsidence Advisory NSW, the government department that deals with mine subsidence issues.
3. Developments on flood affected land may need engineer's certification prior to release of the construction certificate and/or a minimum floor level for habitable rooms.

Have any of the following land use or activity been undertaken on the site (service station or a sheep or cattle dip, intensive agriculture, mining or extractive industry or waste storage of waste treatment) where the proposed development will involve any disturbance of soil?

Yes No

How will stormwater be disposed of? E.g. to street gutter, stormwater easement or rubble trench

Provide details of stormwater pipe layout on plans including point of final disposal.

EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY BE USED

- Carport
- Dwelling House
- Dwelling Alterations/Additions
- Fence/Retaining Wall
- Garage Swimming Pool Shed
- Water Tank

There may be some instances when assessing applications for the above proposals whereby further information is required, e.g. if the land is located in an environmentally sensitive area. If this is the case, Council reserves the right to place a hold on any applications pending the submission of additional information.

EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY NOT BE USED

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| • Any development involving a Heritage listed property | • Medium Density Housing |
| • Animal Establishment Bed & Breakfast Brothel | • Mining |
| • Bulky Goods Development | • Motel |
| • Change of Use | • Office Premises |
| • Child Care Centre | • Place of Assembly/Worship |
| • Commercial Alterations/Additions | • Place of Public Entertainment |
| • Depot | • Recreation Facility Sign Application Service Station |
| • Dual Occupancy Educational Establishment | • Storage Shed Subdivision |
| • Entertainment Facility Exhibition Home | • Tourist Accommodation |
| • Extractive Industry | • Transport Depot Utility Undertaking Vehicle Repair Station |
| • Group Home Hazardous Industry Home Based Child Care Industry/Factory | • Warehouse or Distribution Centre |

