

STATEMENT OF ENVIRONMENTAL EFFECTS

CENTRAL ROAD CAFÉ THREDBO VILLAGE

Conversion of existing bottle shop to Coffee Shop



History of the site

- The proposed site is currently being utilised as the Thredbo bottle shop.

Site suitability

- The proposed internal alterations are suitable for the site.

Present and previous uses

- The present use of the site is for class 6 retail bottle shop.

Operational details

- The proposed internal alterations will be reconfigured the existing bottle shop to a take away coffee service associated with the existing Central Road Café and provide additional storage.

A doorway will be cut through the existing wall from shop 7 (bottle shop) to the central road café as indicated on the plans forming part of this approval.

Associated benches and counters will be provided as well as a new floor to satisfy NSW health requirements.

The proposed alterations will not create a greater impact than the existing approved

Change of use of a building (where there is no building work)

- N/A

Building classification and Building Code of Australia (BCA)

- The building is class 6.

Snow Deposition

- As per the original approval for the Development

Engineering details

- The proposed works and the creation of the doorway do not impact on the structural integrity of the existing building. (ie no structural work proposed)

Social and economic impact

If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE.

Will the proposal:

- be likely to significantly increase or reduce the number of people on the site? No
- disadvantage or benefit a particular social group? No
- be likely to increase or reduce employment opportunities in the locality? No
- increase demand for community facilities/services in the locality? No

- be likely to increase conflict in the community or adversely impact on the identity of the local community? No
- create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development? No
- be likely to increase community concern regarding public safety? No

Access and traffic

- No greater impact will be created by the proposed development

Privacy, views and overshadowing

- No greater impact will be created by the proposed development

Air and noise

- No greater impact will be created by the proposed development

Soil, water and wastewater management

- No greater impact will be created by the proposed development

Heritage

- No heritage issues

Aboriginal cultural heritage

- No Aboriginal Cultural issues.

Energy

- The proposed development is not altering the fabric of the existing building. Energy efficient water saving devices will be utilised and low energy lighting appliances installed.

Waste

- Removal of the waste material from the renovation will be disposed using skip bins.