ATTACHMENT B

Statement of Environmental Effects

Description of land and definition of land use proposal

- Premises is shopfront located at 9-11 Kendal St Cowra. The proposed use of the premises is as a wine bar, classified under the LEP as Food & Drink Premises (Pub), but is defined in the NSW Govt Liquor Act Amendment 2013 as a small bar.
- Small bar liquor licences have been introduced as an alternative to the traditional pub. The licence differs from a general bar licence in 2 main areas; it does not allow any gaming and is restricted to a 60-patron capacity.
- The amendment to the liquor act is attached (Attachment E) as a reference as well as general information about the small bar liquor licence.

Description of present and previous use of land

- The building is currently vacant and previously operated as a retail outlet (clothing store).

Description of present use of adjoining land

- Hotel / Motel, Retail Clothing Store, Restaurant

Description of visual setting

- Main street frontage with original heritage features and décor.

Description of age and condition of building

- The age of the building is unknown but is heritage listed under section 5 and believed to be over 100 years old. The building has been well maintained and is in good, operational condition.
Operation details

- The premises will operate as a wine bar (food and drink premises – small bar) between the hours of 12.00pm to 12.00am, Wednesday to Sunday. We anticipate that our busiest trading times will be between the hours of 7pm and 12am, well outside of normal retail store hours.

Number of staff

- The 2 owners will staff the business plus 1 casual staff member as needed.

Maximum expected number of customers

- The business will have a maximum capacity of 60 patrons as outlined by the ILGA Small Bar Liquor Licence, July 2013.

Method of deliveries

- Most deliveries will be via standard vehicle, unloaded at the front of the premises. Though unlikely, any deliveries requiring larger vehicles will be unloaded at the loading dock near the corner of Kendal St and Macquarie St.

Expected timing and frequency of deliveries

- Deliveries will be approximately once per week at times determined by supplier schedule.

Production processes

- Storage of products in kitchen
- Preparation of food in kitchen
- Goods out via bar

Type of waste products

- Food waste
- Cardboard packaging, glass bottles
- Separate garbage receptacles to be provided for recycling
Hazardous materials used

- Commercial cleaning products to be stored in lockable cabinets

Noise and effects on neighbouring premises

- The proposed business will host live entertainment in the form of solo acoustic performers. These performers generate negligible bass frequencies, which are the most common cause of noise complaints. The overall volume of the performance will be kept to a level that allows patrons to converse at normal speaking levels.
- Front doors will be kept closed at all times during live performances.
- Nearby licensed premises currently host live entertainment in the form of DJs, generating high-level bass frequencies. These premises do so within lawful limitations. As they share neighbours with the proposed business, our impact will be minimal.
- Patrons of the proposed business will be asked to enter and leave the premises in an orderly, quiet manner and the staff will ensure that intoxication does not occur as directed by responsible service of alcohol legislation.

Heritage

- The premises are listed as a heritage item in Schedule 5 of the Cowra Local Environmental Plan 2012.
- There will be no building works, alterations or modifications made to the external façade of the building.
- The proposed business will incorporate the building’s heritage features and history as a part of the overall aesthetic and design of the interior.
- There will be no structural changes made to the interior of the building.
- There are no known archaeological relics at the site, nor are there items of Aboriginal significance.
- The building is adjacent to the St Raphael’s church, Brigidine convent and Cowra Hotel, all of which are listed as heritage items. There will be no adverse impact on any of these properties as relates to Clause 5.10 of the Cowra Local Environmental Plan 2012.

Signage

- The front of the building’s awning will be repainted and sign written with the name of the business. The colour scheme will keep in accordance with council requirements.
- The windows of both shopfronts will be sign written with vinyl lettering, displaying the name of the business.
- A small sandwich board, sized within council requirements will be used on the footpath.
- See Attachment G
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