

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
**FOR RUN A SMALL WINE BAR OUT OF AN EXISTING COFFEE SHOP**  
**FOR 2A PENSURST STREET, PENSURST**  
**GEORGES RIVER COUNCIL**

**1.0 INTRODUCTION**

This Statement Of Environmental Effects has been prepared to accompany the development application for 2a Penshurst Street, Penshurst. This application seeks approval run a small wine bar out of an existing coffee shop.

**2.0 SUBJECT SITE AND LOCALITY**

Address	2a Penshurst Street, Penshurst
DP Plan number	LOT 2 DP 223394
Site Area Approx.	472M <sup>2</sup>
Local Government Area	George River Council

**3.0 PROPOSAL**

This application seeks approval run a small wine bar out of an existing DA approved coffee shop. Note the premises, fit out, waste management plan will remain as already approved by council.

Hours of operation

Coffee Shop  
6am – 4pm (7 Days)

Small Bar  
4pm – 12 Midnight (7 Days)

Staff numbers  
2-3 staff to all times.

**4.0 BUSINESS DETAILS**

Owner: Trent Fasch Ph. 0424 638 561  
Name: Currently register as TJ's Coffee House