

JKL Design

Design & Documentation

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To; GENERAL MANAGER
Canterbury Bankstown Council

Date: 10/10/2023

Re: Proposed restaurant with catering service and fit out works to existing shop
at 37 Railway Pd Lakemba 2195

STATEMENT OF ENVIRONMENTAL EFFECTS

1. Site Suitability

The subject property is located at ground floor of the Lakemba commercial area at 37 Railway Pd Lakemba, Lot B/-/DP396198.

The proposal is assessed based on Canterbury Bankstown LEP 2023. The site is zoned B2 local centre. The use is permissible with consent. The proposal complies with the controls in the LEP. The property is located within a commercial area.

2. Proposal

The new restaurant with catering service is proposed to have fit out works that will include new mechanical ventilation hood, new counter, cold and hot display bars, stainless steel bench tops and freezers and fridges. New under awning illuminated signage will be proposed same time. Also new waste bin area will be provided at the rear of the property. And new underground grease trap will be provided at the rear of the property. New walls on side boundaries will be fire rated with 90/90/90 to comply NCC2022.

New mechanical ventilation will be provided in accordance with AS 1668.2.

All installation works will comply with the following national codes.

*Australian Standard AS4674-2004 design, construction and fit out of food premises.

*Food safety standard 3.2.3 Food premises and equipment)

3. BCA compliance & Building Classification

The proposed restaurant of fit out works can comply with the BCA/NCC. The proposal will have not significant detrimental effect relating to environmental, social, or economic impacts on the locality.

4. Operation and Management

The proposal will operate between 7:00am to 11:00pm Monday to Sunday 7days. It will be managed by six full-time employees.

The proposal will be required to delivery of goods 1 time per day and the size of delivery vehicle will be 1 ton van. The size of box is 400x600x350 and 5 boxes of meat and vegetables will be transported per delivery. All deliveries will unload at the rear of the property Lane.

5. Noise

The proposal will not produce any significant noise beyond the boundaries of the site. And the proposed restaurant is not within residential building areas.

6. Traffic

Traffic volume of Railway Pd will not be altered due to the proposal, as there will be public transport available to the customers.

The existing building is close to public parking area nearby. The existing building is close to Lakemba Railway Station and Bus Stop nearby.

Also, most of the patrons will be residents which is walking distance.

7. Signage

The new illuminated under awning signage will be proposed for the restaurant. And the existing fascia awning sign will be reused with new graphic letters only.

8. Access control of the building

There is no change to accessibility due to the proposal. The front entrance is accessible without steps. The width of entry door is wider than 1000mm which to comply Australian Standards AS 1428.1-2009.

9. Fire safety measure

All existing fire safety measures to the building will be adjusted for the new restaurant usage in accordance with Australian Standard and BCA. New exit sign, emergency light and portable fire extinguisher will be provided.

10. Waste Treatment

The proposal will not produce significant amount waste however new waste area will be provided at the rear of the building. The new commercial waste bin area located at the rear of the building will be used for waste and recycling.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Lee', with a stylized flourish at the end.

JKL Design
John Lee