

STATEMENT OF ENVIRONMENTAL EFFECTS

264 Miller Rd, Villawood

Mobile food and drink outlets

1. INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany the development Application to Bankstown City Council that seeks consent of operating a Mobile food and drink outlets.

The development adopts a high-quality architectural appearance and form having regard to the local context.

The Statement of Environmental Effects has been prepared having regard to the following plans, reports and documents that accompany the Development Application:

- *Survey Plan prepared by MGA Surveyors;*
- *Architectural Plans prepared by Construct design and Building Group;*
- *Statement of Environmental Effects prepared by Hamec Design Studio;*

This Statement of Environmental Effects addresses the merits of the proposal with reference to the matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979 (the Act). The Statement should be read in conjunction with the plans and documents accompanying the application.

2. THE SITE AND SURROUNDING

2.1 Legal Description

The subject site comprises 1 land parcels legally defined as Lot 21 in Deposited Plan 25402 and is more commonly known as 264 Miller Road Villawood 2163.

2.2 Location

The site is situated on the western side of Miller Rd. The site is a standard lot;



Figure 1-1 - Location Map



State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Part 2 Exempt Development Code

Subdivision 27A Mobile Food and Drink Outlets

2.54B Development standards

The standards specified for that development are that the development must—

- (a) have the consent of the owner of the land on which the development is carried out or, if a council or public authority has the control and management of the land, the consent, in writing, of the council or public authority, and

Owner Consent has been submitted with the application

- (b) not restrict any vehicular or pedestrian access to or from the land or entry to any building on the land, and

The food truck does not restrict any vehicle or pedestrian access

- (c) not obstruct the operation of, or access to, any utility services on the land or on adjacent land, and

The food truck does not obstruct the operation of, or access to, any utility services

- (d) not be located within the canopy of, or result in damage to, any tree growing on the land or on adjacent land, and

No trees around the proposed located.

- (e) not result in any damage to public property on the land or on adjacent land, and

The food truck is proposed to be located in private lot with no public property

- (f) if carried out on land in a residential zone—only be carried out between 7am and 7pm, and

The property is located in IN1: General Industrial



(f1) if carried out on land immediately adjacent to a residential zone—only be carried out between 7am and 10pm, and

No residential zone adjacent to the subject lot

(g) if located on a public place—have any approval required under section 68 of the Local Government Act 1993, and

The food truck is proposed to be located in a private lot

(h) if located on private land—be limited to 1 development on that land and not contravene any conditions of a development consent for any other use carried out on the land.

The proposal does not contravene any conditions of a development consent

CONCLUSION

In view of the above and having regard to the assessment provided throughout this Statement, the development is considered worthy of Council's approval.