

STATEMENT OF ENVIRONMENTAL EFFECTS

CANTERBURY BANKSTOWN COUNCIL

23-02-24

Applicant: Absolute Design & Construction

Land to be Developed: 26 Selems Pde Revesby

Description of Development: Proposed Change of Use Application. Provide 2 Kiosk Caravans to vacant land.

Site suitability.

The existing site is an vacant land surrounded by retail shops and shop top accommodation.

Present and previous use of the land.

The existing land is vacant. The proposal is for 2 Food Kiosk Caravans.

Proposal.

Proposed 2 Kiosk Caravans set up on site to sell take away food, loose temporary furniture to be on site for use. Front and rear of site to be fenced and locked after hours. Synthetic grass will be laid under the kiosks and to an area to accommodate the furniture. Customers access will only be from Selems Pde footpath.

How has vehicular access, maneuvering & provision of on-site car parking been addressed?

Existing parking is available on Selems Pde as public street parking. loading and Employee parking will be to the rear with access from Winders Lane. Bus stops and the train station are in the immediate vicinity.

How will the existing buildings and/or site be altered by the development?

e.g. buildings demolished, trees removed, land excavated etc.

Current Vacant land to remain, fencing to the front and rear boundary, synthetic grass under the kiosks and area for furniture placement. No Structural works are proposed. Electricity and water will be connected to the property with Meters.

What (if any) waste products, odours or noise will be produced by the proposed development?

Minimal odours and noise impact. All waste collected and disposed via the Council provided Wheelie bins with weekly pickup.

How will the proposed development impact upon the privacy, natural light, drainage or views of neighbouring properties?

There will be no impact on the surrounding properties. The proposed change of use is confined to the subject site only.

What access provisions for people with disabilities have been provided?

Land is level to the footpath. No obstructions to access.

How will the proposed development affect adjoining roads, public land or waterways?

N/A as existing.

How will the proposed development affect local air or water quality?

N/A as existing.

Hours of Operation:

Two to Four persons. Monday to Sunday: 9:00am to 9:00pm.

We see no adverse impact on the environment or surrounding area and request council to approve the application on its merits.

Kind Regards,
c/o Absolute Design & Construction P/L