

Statement of Environmental Effects (SEE)

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This Statement of Environmental Effects template is designed to form an attachment to the Development Application. It can only be used for certain development types (see below).

✓	Applicable Development Types
	Single Residential dwelling (single storey and in a residential zone only – excluding Conservation Area)
	Residential Alterations or Additions (single storey only)
	Other Domestic Buildings and Structures (including swimming pool, sheds, carports, etc.)
✓	Commercial uses (Including Mobile Food Inlets, Food and Drink Premises, Food Vending)

Other development proposals must be accompanied by purpose written statements.

The SEE must address all impacts that are relevant to your proposal. **Appendix 3** of the ***Development Application Preparation and Lodgement Guide*** will assist you in ensuring that you have considered all of the potential impacts relevant to your proposal. Other issues not listed in Appendix 3 may also be relevant and should be included in the SEE. You are encouraged to expand upon the material provided in any way you perceive as relevant.

Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against those impacts. You may need to provide additional pages/documentation (etc.) as an attachment to this SEE.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or additional information requests being forwarded to you from Council.

Application Details
<p>Applicant: Rafic Chender</p> <p>Lot and DP No.: Lot 2 , D.P. 716232</p> <p>Street No.: 136 Street Alma Road Padstow NSW 2211</p> <p>Locality: Canterbury - Bankstown Council</p>
Description of Development
<p>(Should include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.)</p> <p>The Development is to change the use of the site to a Multiple Mobile Food Vending site.</p> <p>There will be no new structures on the site.</p> <p>All mobile food vendors are either pre-prepared food or drinks and deserts.</p> <p>The Existing structures of an Office, Storage and toilet will remain as is.</p> <p>There is also access for the HRV for the waste Collection and we have two Bin Storage areas in order to have enough bin area for plenty of bins on site</p> <p>All Food Trucks have their own grease trap tanks beneath or attached, and will be serviced accordingly.</p> <p>All Greasetrap service will be handled by a third party company so there will be absolutely no waste going to neither the stromwater system nor the Sydney water sewer line.</p>
Description of Site
<p>(Should include where applicable a description of the physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.)</p> <p>Description:</p> <p>The site is sloping abit to the rear and where is sufficent drainage for the flow. there is no existing vegetation on site.</p>
<ul style="list-style-type: none"> What is the present use and previous uses of the site? the Present use is vacant. previous use it was a nursery site.
<ul style="list-style-type: none"> Is the development site subject to any of the following natural hazards: <input type="checkbox"/> Bushfire Prone? <input type="checkbox"/> Flooding or stormwater inundation? <p>Comments:</p> <p>(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).</p>
<ul style="list-style-type: none"> What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.) <p>there is an old drainage line which will not be used to for any wastage of any kind.</p>

<ul style="list-style-type: none"> • What types of land use and development exist on surrounding land? <p>The Surrounding is Commercial use of shop-top housing on the left side of the site and the right side of the site is residential houses.</p>
Planning Controls
<ul style="list-style-type: none"> • Is your proposal permissible in the zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Is your proposal consistent with the zone objectives? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Is your proposal in accordance with the relevant development control plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a town planner or building surveyor before lodging a development application.</p>
<p>Comments:</p>
Context and Setting
<ul style="list-style-type: none"> • Will the development be: • Visually prominent in the surrounding area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Inconsistent with the existing streetscape? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Out of character with the surrounding area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Inconsistent with surrounding land uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Comments:</p> <p>This proposed use for the site will be excellent for the surrounding areas, It will not impact the surrounding area because there is no large traffic issue on that area. This Use will allow for more livelihood in the area and not affect traffic conditions due to the huge on-street parking throughout the area.</p>
Privacy, Views and Overshadowing
<ul style="list-style-type: none"> • Will the development result in any privacy issues between adjoining Properties as a result of the placement of windows, decks, pergolas, private open space, etc.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments
Access, traffic and Utilities
<ul style="list-style-type: none"> • Is legal and practical access available to the development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will the development increase local traffic movements / volumes? If yes, by how much? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Are additional access points to a road network required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Has vehicle manoeuvring and onsite parking been addressed in the design? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Is power, water, electricity sewer and telecommunication services readily available to the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Comments:</p> <p>All access has been shown on the architectural plans. The development will not increase local traffic movements nor volumes because there is already shops neighbouring this development and there are plenty of off-site parking that is never used at all during the whole week. the manoeuvring of the HRV has been explained on the plan and that is the only thing going to the site.</p>
Environmental Impacts
<ul style="list-style-type: none"> • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Does the development involve any significant excavation or filling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Could the development cause erosion or sediment run-off (including during the construction period)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Is there any likelihood in the development resulting in soil contamination? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Is the development likely to disturb any aboriginal artefacts or relics? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments:

The development will not cause any impact to the sediment nor air pollution due to the reason that there not construction done on the site.
Nor will it affect heritage area because there is no heritage in that area.

Flora and Fauna Impacts

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native vegetation from the site? ☐ Yes ☒ No
- Is the development likely to have any impact on threatened species or native habitat? ☐ Yes ☒ No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Comments:

There is no vegetation on site nor there is any native species on the site.

Waste and Stormwater Disposal

- How will effluent be disposed of? ☐ To Sewer ☒ Onsite
- Will liquid trade waste be discharged to Council's sewer? ☐ Yes ☒ No
- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes ☒ No
- How will stormwater (from roof and hard standing) be disposed of:
☒ Council Drainage System ☐ Other (if other provide details)
- Does the development propose to have rainwater tanks? ☐ Yes ☒ No
- Have all potential overland stormwater risks been considered in the design of the development? ☐ Yes ☒ No

Comments:

Food trucks will be having their own independent grease trap tanks beneath or attached to the truck, which is serviced accordingly.

Servicing the grease entails a service truck to attend the premises and connect to the existing tanks of each vendor and remove the grease through a suction mechanism.


Therefore, all wastes and/or liquid wastes are to be removed by a third party service company which means there will be no removal to any Sydney water or Council sewer or drainage.

Social and Economic Impacts

- Will the proposal have any economic or social consequences **NO**

in the area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Has the development addressed any safety, security or crime prevention issues?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Comments:</p> <p>There will be safety provisions to the site during operations like there will be locks to every vendor of their trucks and there will be alarm system during closing hours. There will be security cameras throughout the site during operation hours to prevent any issues and occasionally security guards.</p>	

Other Relevant Matters
<p>(Refer to Appendix 3 of the <i>Development Application Preparation and Lodgement Guide</i> to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attaché additional pages if required.)</p> <p>Comments:</p> <p>All mobile food trucks/vans will have their own hot water systems and grease traps and drainage systems which will be serviced on a regular basis.</p> <p>All operations of the site has been considered according the Councils Development Control Plan and Food Authority of NSW and as you can see from the report provided the development has very minimal impact on the Environment and its Surroundings, we also made sure of access of the wastage service trucks for both general waste and liquid waste (all wastes) as easy as it can in order for there will be no impact to its neighbouring properties.</p>

APPLICANT DECLARATION	
<p>I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.</p>	
Applicant's name/s (Printed)	Rafic Chender
Applicant's signature/s	
Date	23/11/2023

Legal Reference

Section 78A(9) of the *Environmental Planning and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the *Environmental Planning and Assessment Regulation 2000* states that development applications must contain information and documents specified in schedule 1, part 1.

Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning & Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEEs) with all Development Applications (other than designated development)

Schedule 1, part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such SEEs must show:

- The environmental impacts of the development
- How the impacts have been identified
- The steps to be taken to protect the environment or lessen the expected harm to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.