



PREMIUM DESIGN & ENGINEERING

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PLANNING, ARCHITECTURE, ENGINEERING, LANDSCAPING, PROJECT MANAGEMENT

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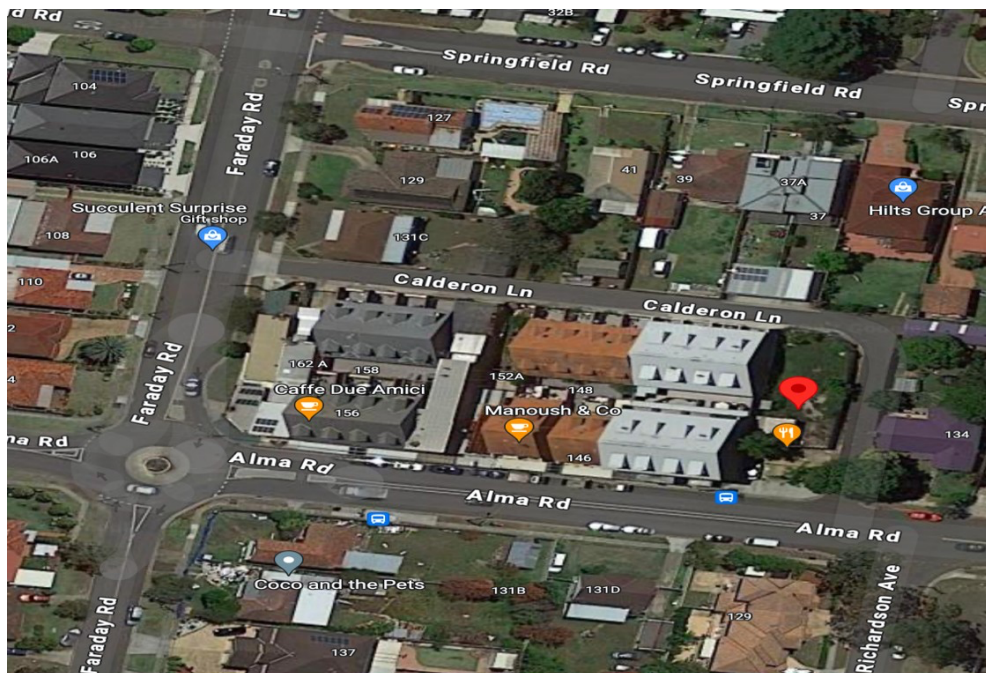
Town Planning Report

FOR

Change the use of the site to a Multiple Mobile
Vending Site

AT

136 Alma Road Padstow NSW 2211



December 2023

Premium Design and Engineering
Planning Division
Peter Lai PIA(Assoc.)
PIA Member No. 18762



Table of Contents

<u>1. SUMMARY</u>	<u>3</u>
<u>2. THE SITE</u>	<u>3</u>
<u>3. BACKGROUND / RELEVANT HISTORY</u>	<u>4</u>
<u>4. DESCRIPTION OF PROPOSAL</u>	<u>5</u>
<u>5.0 SECTION 79C CONSIDERATION</u>	<u>6</u>
<u>6.0 THE LIKELY IMPACTS OF THE PROPOSAL</u>	<u>12</u>
<u>7.0 THE SUITABILITY OF THE SITE</u>	<u>12</u>
<u>8.0 THE PUBLIC INTEREST</u>	<u>12</u>
<u>9.0 CONCLUSION</u>	<u>12</u>
<u>10.0 THE PROJECT</u>	<u>13</u>

1. SUMMARY

This Statement of Environmental Effects is prepared for the consideration of Canterbury-Bankstown Council in support of an application to change the use of the subject site's commercial activity to a multiple mobile vending site. The site being an existing use within the B1: Neighbourhood Centre zone is considered to benefit from “existing use rights” and accordingly, its change of use is sought under the provisions of existing use rights and under the *Environmental Planning and Assessment Act 1979*.

The proposal has been designed to relate to its site, and surrounding uses, and have minimal impact in terms of design, materials, height and local amenity impacts.

The preparation of this Statement is pursuant to Section 78A of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. It provides for an assessment of the development proposal, having regard to relevant legislation, contextual analysis, social, economic and environmental impacts, potential amenity impacts on the surrounding locality and the measures proposed to mitigate impacts.

It provides for an assessment of the proposal, having regard to relevant legislation of Canterbury-Bankstown Council Policies.

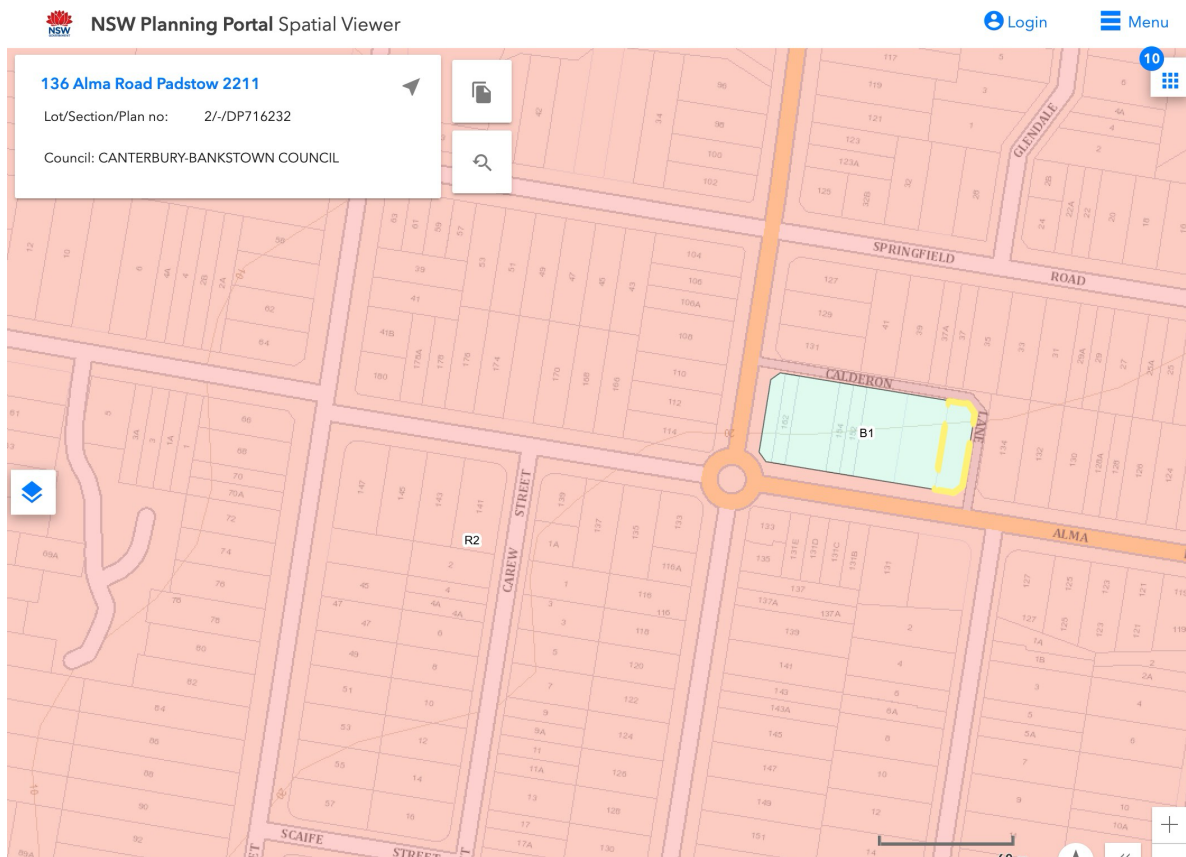
2. THE SITE

The subject land, 136 Alma Road, PADSTOW NSW 2211, is legally identified as Lot 2 DP 716232. The site is irregular in shape and is surrounded by Alma Road and Calderon Lane.

Currently, on-site, there is an existing office, storage and toilet. The proposed change of use to a multiple mobile vending site will not affect any of the existing structures.

When the owner acquired the site, there were no trees or any other vegetation present.

The neighbouring blocks are also zoned as B1: Neighbourhood Centre zone, as well as R2 low-density residential zone.



Source: NSW Planning Portal

3. BACKGROUND / RELEVANT HISTORY

Site use History

- The present use is vacant. The previous use was as a nursery site.
- The surrounding area consists of commercial use with shop-top housing on the left side of the site, and residential houses on the right side.
- The hours of operation were from 7AM to 7PM, Monday to Friday, Saturday from 7Am to 7PM.

4. DESCRIPTION OF PROPOSAL

The proposed project seeks consent from Canterbury-Bankstown Council to accommodate a commercial activity as a site with multiple mobile vending sites (mobile food vendors). The existing site includes an office, storage facility, and toilet, which will remain unchanged. The layout program, as detailed in the Ground Floor Plan by Premium Design and Engineering, involves the placement of mobile food trucks on existing concrete flooring and gravel areas.

4.1 Existing Site Conditions:

I. Building Structures:

- There is an existing office, storage, and toilet on site, which will remain unaltered.
- The proposed change of use will not affect the existing footings, foundations, or structure, as depicted in the Ground Floor Plan by Premium Design and Engineering.

II. Flooring:

- The site currently has concrete flooring, which will be retained in its original condition.
- Parts of the site will be covered with gravel, serving as an additional area for mobile food vendors.

4.2 Proposed Layout and Infrastructure:

I. Mobile Food Vendors:

- Food trucks will be situated on both existing concrete flooring and designated gravel areas.
- All mobile food vendors are either pre-prepared food or drinks and desserts.
- The proposed business hours are Monday to Sunday, from 7AM to 10PM.

II. Waste Management:

- There is also access for the HRV for waste collection, and we have two bin storage areas to ensure there is enough space for plenty of bins on-site
- All mobile food and drink outlets will be equipped with their own grease traps, drain collections, and hot water systems, ensuring compliance with health and safety standards
- All waste generated on-site will be responsibly managed and removed by a third-party service company's waste truck. This includes waste from both the mobile food vendors and any other operational activities.
- There will be a loading bay for the waste truck.

III. Outdoor Sitting Area:

- A designated grass area on the site will be utilized as a sitting area for guests to enhance the overall experience.

Compliance and Considerations:

The proposed project has been designed to align with existing site conditions and infrastructure, minimizing any impact on the surroundings. The inclusion of proper waste management measures, individual facilities for mobile vendors, and the use of existing structures demonstrate a commitment to environmental and structural sustainability.

This application is sought under the provisions of Section 79C and existing use rights provisions of the *Environmental Planning and Assessment Act 1979*.

5.0 SECTION 79C CONSIDERATION

5.1 Integrated Development

The proposal does not constitute Integrated Development and does not require concurrent approval from any other State Government Bodies.

5.2 Canterbury Bankstown Local Environmental Plan 2023

The subject site is zoned *ZONE B1 NEIGHBOURHOOD CENTRE* under Canterbury Bankstown LEP 2023. It is characterized by the following:

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Early education and care facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Information and education facilities; Kiosks; Markets; Medical centres; Mortuaries; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Service stations; Shops; Shop top housing; Specialised retail premises; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

Definition of food and drink premises

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note—

Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary.

Definition of market

Market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Note—

Markets are a type of retail premises—see the definition of that term in this Dictionary.

Conclusion:

Multiple mobile vending site meet the definition of **food and drink premises** and **market** which are allowed under Permitted with consent of Zone B1 Neighbourhood Centre. The proposed development multiple mobile vending site complies with Canterbury Bankstown Local Environmental Plan 2023 requirements.

SEPP (Exempt and Complying Development Codes) 2008 Compliance table

Subdivision 27A Mobile food and drink outlets	REQUIRED	PROPOSED	COMPLIANCE
2.54A Specified development	The carrying out of the retail sale of food, drinks and related products on land from a mobile outlet such as a food truck, van, cart or other similar vehicle is development specified for this code.	Multiple mobile vending site will serve food, drinks and related products on the subject land	Complied
2.54B Development standards	<p>The standards specified for that development are that the development must—</p> <p>(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</p> <p>(b) not restrict any vehicular or pedestrian access to or from the land or entry to any building on the land, and</p> <p>(c) not obstruct the operation of, or access to, any utility services on the land or on adjacent land, and</p> <p>(d) not be located within the canopy of, or result in damage to, any tree growing on the land or on adjacent land, and</p> <p>(e) not result in any damage to public property on the land or on adjacent land, and</p> <p>(f) if carried out on land in a residential zone—only be carried out between 7am and 7pm, and</p> <p>(f1) if carried out on land immediately adjacent to a residential zone—only be carried out between 7am and 10pm, and</p> <p>(g) if located on a public place—have any approval required under section 68 of the Local Government Act 1993, and</p> <p>(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.</p> <p>Note— A registrable vehicle within the meaning of the Road Transport (Vehicle Registration) Regulation 2007, or a cart, bicycle cart or the like must operate in accordance with the Guidelines for mobile food vending vehicles (NSW/FA/F1055/1302) published by the NSW Food Authority in February 2013, and any requirements of the Food Act 2003.</p>	<p>Consent from the owner of the land to carry out multiple mobile vending site</p> <p>Any vehicular or pedestrian access to or from the land or entry to any building on the land</p> <p>Does not obstruct the operation of, or access to, any utility services on the land or on adjacent land</p> <p>No tree present when owner took over.</p> <p>Does result in any damage to public property on the land or on adjacent land, and</p> <p>Situated on B1: Neighbourhood Centre zone and the hour of operation will be between 7am to 10pm</p> <p>This only one development and does not contravene the DA consent conditions</p> <p>The pre-existing approved structures. The mobile vending trucks/stalls will be under one storey and they are not fixed structure to the subject site.</p>	Complied

Canterbury Bankstown LEP 2023 Compliance table

Despite it is an existing building that will not be modified or added FSR, the following relevant provisions of Canterbury Bankstown LEP 2023 still considered:

Standard	Requirement	Proposal	Complies
Zoning	B1	B1: Multiple mobile vending complies with the definition of food and drink premises and market which are allowable under this zone	Yes
Clause 4.3 Max. Building Height	11 m	No change to the overall height of the pre-existing approved structures on site, < 11 m height overall. The mobile vending trucks /stalls will be under 11m and they are not fixed structures to the subject site.	Yes
Clause 4.1 Minimum Lot Size	N/A	No change to the area of the pre-existing approved structures. The mobile vending trucks/ stalls are not fixed structures to the subject site.	Yes
Clause 4.4 Floor Space Ratio	0.75:1	No change to the area of the pre-existing approved structures. The mobile vending trucks/stalls are not fixed structures to the subject site.	Yes

Conclusion:

The proposed development is consistent with the relevant zoning and numerical provisions of Canterbury Bankstown LEP 2023.

5.3 Any Planning Agreement, Draft Planning Agreement or other Draft Instruments.

There are no relevant draft Canterbury Bankstown LEP noted to raise any concern in this regard.

5.4 Canterbury- Bankstown Development Control Plan 2023

Canterbury- Bankstown Development Control Plan 2023 (Canterbury- Bankstown DCP 2023)

Canterbury- Bankstown DCP 2023 Chapter 2 Site Consideration	REQUIRED	PROPOSED	COMPLIANCE
2.2 Flood Risk Management	Refer to 2.2 for the development controls.	The land, or part of the land, is not within the flood planning area (FPA) or probable maximum flood (PMF). Refer to Section 10.7 certificate.	N/A
2.3 Tree Management	Refer to 2.3 for the development controls.	No tree present when owner took over.	N/A
2.4 Pipeline corridors	Refer to 2.4 for the development controls.	The subject site does not have the Moomba to Sydney Ethane Pipeline passing over it. Please refer to Figure 1a of Chapter 2.3 in the Canterbury-Bankstown DCP 2023.	Complied

Canterbury- Bankstown DCP 2023 Chapter 3 General Requirements	REQUIRED	PROPOSED	COMPLIANCE
3.1 Development Engineering Standards	Refer to 3.1 for the development controls.	No changes to the storeys of the pre-existing approved vehicular footway crossing. The internal driveway will be constructed using gravel. Clear sight lines will be provided. No changes to the stormwater systems, drainage easement, roof gutter design etc as the site is pre-existing and previously approved. The mobile vending trucks are not fixed structure. All waste generated on-site will be responsibly managed and removed by a third-party service company – waste truck. This includes waste from both the mobile food vendors and any other operational activities. For stormwater discharge from the site, it can be discharged and connected through the old existing drainage system after checking its serviceability. Otherwise, a new system is to be prepared by a qualified stormwater and hydraulic professional in accordance with the council's regulations and satisfaction.	Complies
3.2 Parking	Refer to 3.2 for the development controls.	All access has been shown on the architectural plans. The development will not increase local traffic movements or volumes because there are already shops neighbouring this development, and there is plenty of off-site parking that is never used at all during the whole week. The manoeuvring of the HRV has been explained in the plan, and that is the only thing going to the site.	Complies

Canterbury- Bankstown DCP 2023 Chapter 3 General Requirements	REQUIRED	PROPOSED	COMPLIANCE
3.3 Waste management	Refer to 3.3, section 4 commercial development for the development controls.	<p>There is also access for the HRV for waste collection, and we have two bin storage areas to ensure there is enough space for plenty of bins on-site.</p> <p>All mobile food and drink outlets will be equipped with their own grease traps, drain collections, and hot water systems, ensuring compliance with health and safety standards.</p> <p>All waste generated on-site will be responsibly managed and removed by a third-party service company's waste truck. This includes waste from both the mobile food vendors and any other operational activities.</p> <p>There will be a loading bay for the waste truck.</p>	Complies
3.4 Sustainable development	Refer to 3.4 for the development controls.	Refer to Basix	Complies
3.5 Subdivision	Refer to 3.5 for the development controls.	No application for subdivision. The subject site will remain as one lot	N/A
3.6 Signs	Refer to 3.6 for the development controls	No application for signs as part of this development	N/A
3.7 Landscaping	Refer to 3.7 for the development controls	<p>All landscaping will remain as they are when owner took over.</p> <p>The grass area on the site will be utilized as a sitting area for guests to enhance the overall experience.</p>	Complies

Canterbury- Bankstown DCP 2023 Chapter 4-Heritage	REQUIRED	PROPOSED	COMPLIANCE
Chapter 4-Heritage	Refer to Chapter 4 for the development controls.	The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument	Complies

Canterbury- Bankstown DCP 2023 Chapter 7- Commercial Centres	REQUIRED	PROPOSED	COMPLIANCE
7.1 General Requirements	Refer to 7.1 for the development controls.	<p>No change to the Active street frontages, Façade design, Visual bulk, Corner buildings, Roof design, Materials and finishes, Awning design and other general and amenity (As defined in this chapter) of the pre-existing approved structures. The mobile vending trucks/stalls are not fixed structure to the subject site.</p> <p>Electricity and water should be available on-site; otherwise, respective authorities will be contacted for arrangements.</p> <p>There will be safety provisions implemented on the site during operations. This includes locks for each vendor's trucks and an alarm system during closing hours. Security cameras will be installed throughout the site during operational hours to prevent any issues, supplemented by occasional security guards.</p> <p>The development will not cause any impact on sediment or air pollution because no construction will be carried out on the site.</p> <p>The design, construction, and operation will comply</p> <p>(a) Food Act 2003; (b) Food Regulation 2010; (c) FSANZ Food Standards Code; and (d) Australian Standard AS 4674–2004, Design, construction and fitout of food premises (owner's responsibility to comply and follow)</p>	<p>Complies</p> <p>For 9.21 and 9.22 will be owner's responsibility to comply and follow</p>

Canterbury- Bankstown Development Control Plan 2023 (Canterbury- Bankstown DCP 2023)

Canterbury- Bankstown DCP 2023 Chapter 7- Commercial Centres 7.4 Neighbourhood Centres Section 3-Building Form	REQUIRED	PROPOSED	COMPLIANCE
Storey limit (not including basements)	<p>Refer to 3.1 of the Canterbury-Bankstown DCP 2023</p> <p>The subject site 136 Alma Road Padstow allow for 3 storey limit development and 11m in maximum height.</p>	<p>No change to the storeys of the pre-existing approved structures. The mobile vending trucks/stalls will be under one storey and they are not fixed structure to the subject site.</p> <p>No change to the overall height of the existing approved building on site, < 11 m height overall. The mobile vending trucks will be under 11m and they are not fixed structures to the subject site.</p>	Complied
Street setbacks	The minimum setback to the primary and secondary street frontages of the site is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.	No changes to street setbacks to the storeys of the pre-existing approved structures. The mobile vending trucks are not fixed structure to the subject site.	Complied
Side and rear setbacks	<p>3.3 Where development is adjacent to residential zoned land, Council may increase the minimum setbacks to the side and rear boundaries.</p> <p>3.4 For blank building walls with no window or balcony, the minimum setback to the side and rear boundaries of the site is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.</p> <p>3.5 The maximum depth for cross-through dwellings (i.e. single or dual aspect dwellings where the side building walls do not contain a window or balcony) is 14m.</p> <p>3.6 For building walls with a window or balcony in commercial development, shop top housing, and mixed use development that contains dwellings, the minimum setbacks to the side and rear boundaries of the site are: (a) 3m for the first storey (i.e. the ground floor). Council may allow a setback less than 3m provided it complies with the Building Code of Australia; and (b) 3m for the second storey.</p> <p>3.7 For building walls with a window or balcony in residential flat buildings, the minimum setback to the side and rear boundaries of the site is 5m for all storeys.</p>	No changes to side and rear setbacks of the pre-existing approved structures. The mobile vending trucks are not fixed structures to the subject site .	Complied
Setbacks within the site	<p>3.8 The minimum setbacks between two or more habitable buildings on the site are:</p> <p>(a) 9m between the external enclosing walls of dwellings; and</p> <p>(b) 6m between the balconies, above ground decks, and the like of dwellings.</p>	No changes to setbacks within the site of the pre-existing approved structures. The mobile vending trucks are not fixed structure to the subject site.	Complied

A general discussion of the potential of consideration is provided here:

Built Form/Bulk/Scale

The existing built form will not be modified and the FSR will not be increased.

Setbacks

There will be no change to the existing setback.

Privacy

There are no new openings proposed towards either of the adjoining residential premises.

Waste Management

There is also access for the HRV for waste collection, and we have two bin storage areas to ensure there is enough space for plenty of bins on-site.

All mobile food and drink outlets will be equipped with their own grease traps, drain collections, and hot water systems, ensuring compliance with health and safety standards.

All waste generated on-site will be responsibly managed and removed by a third-party service company's waste truck. This includes waste from both the mobile food vendors and any other operational activities.

There will be a loading bay for the waste truck.

Parking and Driveway:

The proposed use for the site is expected to enhance the surrounding areas without causing any adverse impact. There are no significant traffic issues in the area, and the development is designed to allow for increased livelihood without affecting traffic conditions, thanks to the extensive on-street parking available throughout the area. All access points are clearly depicted in the architectural plans.

Furthermore, the development will not contribute to an increase in local traffic movements or volumes, as there are already neighbouring shops and ample off-site parking is consistently unused throughout the week. The manoeuvring of the HRV has been carefully planned, as detailed in the provided plan, and represents the only vehicular activity going to the site.

Operation and trading hours:

The proposed business hours are Monday to Sunday, from 7AM to 10PM.

Development Contributions:

The development may require the imposition of developer contributions.

6.0 The Likely Impacts of the Proposal

The new business can be suitably accommodated on-site without unreasonable impact to adjoining premises and will not result in any significant environmental, social or economic impacts.

7.0 The Suitability of the Site

The proposed change of use will not result in any changes that would affect the suitability of the site to accommodate the development.

8.0 The Public Interest

Given the approval history of the site, the development has generally been in the public interest. It is considered that the new proposal does not contravene the public interest and the new works do not have the potential to make any further impact beyond its impact to the immediate locality.

9.0 CONCLUSION

The proposed development is a common project of change of use, within accepted zoning B1 Neighbourhood Centre . The following positive comments have been concluded throughout the above mentioned text:

- Despite the change of use, there should be reasonable or manageable environmental impact arising from the premises.
- It is primarily intended to service local residents and visitors to the local commercial and residential area.
- Will renew and animate the existing neighborhood by adding a valued community service facility.
- No indicative traffic will be generated and, consequently it will not have impact on the adjoining properties.

Having regard to the contents of this report and the conclusion reached therein, it is therefore concluded that the proposed change of use development can be justified relative to environmental impacts and thus, Canterbury Bankstown Council is respectfully requested to favorably consider this Application.

The assessment undertaken concludes that the site is suitable for the proposed development. Based on the above, it is concluded that the subject proposal seems positive, should be approved by Council under the provisions of the *Environmental Planning and Assessment Act*

10.0 THE PROJECT



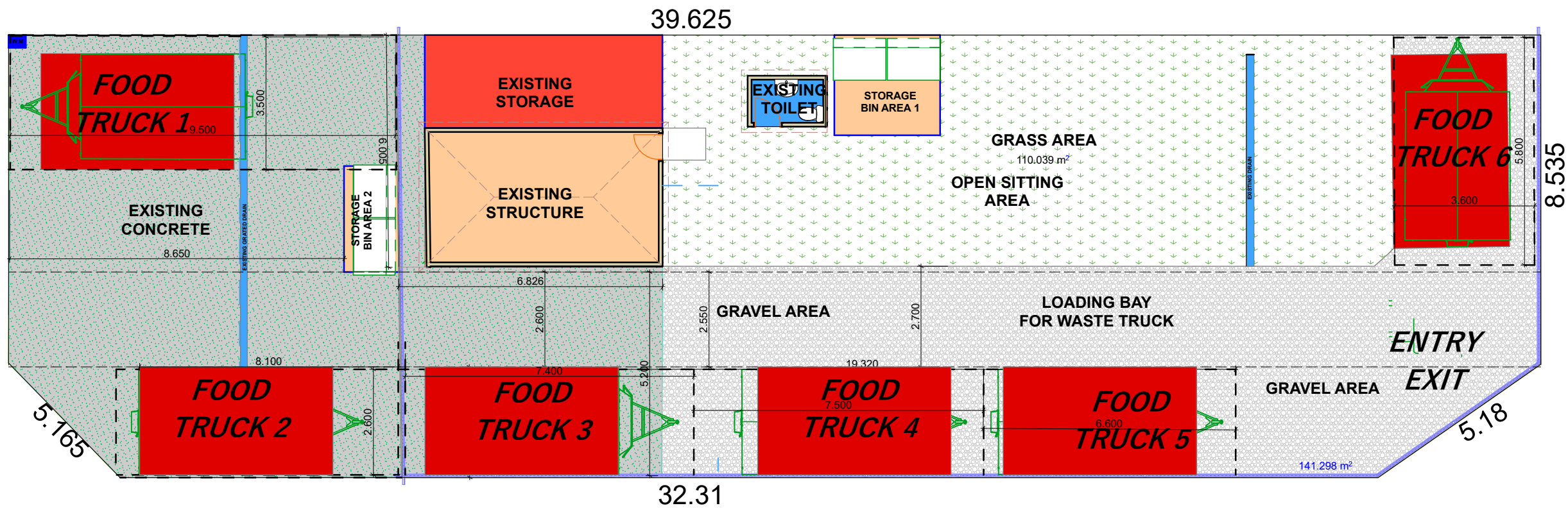
1. NO SURVEY HAS BEEN MADE OF THE TITLE BOUNDARIES. DIMENSIONS SHOWN ARE FROM EXISTING DP 716232
2. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN UNDERTAKEN IN THE PREPARATION OF THIS SURVEY.
3. ANY DETAIL CRITICAL TO DESIGN MUST BE LOCATED BY A FIELD SURVEY.
4. ADOPT SPOT LEVELS IN PREFERENCE TO CONTOURS.
5. ALL DETAILS AND FEATURES SHOWN HEREON HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS (FENCES AND/OR WALLS ETC). THESE OCCUPATIONS HAVE NOT YET BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES.
6. ALL TREE DIMENSIONS ARE APPROXIMATE.

31 KITCHENER ST, OATLEY, 2223.
PHONE: (02) 9570 8251 FAX: (02) 9580 1704

R.R. 1:100	REF: 14006-08	DATE: AUGUST 2023	SHEET OF 1
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ALMA ROAD

CALDERON LANE



NOTES AND INSTRUCTIONS:

The contractor and / or subcontractors shall be responsible for all levels and dimensions prior to commencing on site or off site constructions and / or fabrications. These drawings must not be scaled. These drawings are dimensioned in (mms).These drawings must be read in conjunction with all other drawings and / or instructions as may be issued during the course of the project. These drawings are copyright and must not be retained, copied, developed or amended without a written consent from GM DESIGN AND ENGINEERING. All works resulting of these drawings are to be in accordance with 1- The Building Code of Australia. 2- All codes and regulations of LOCAL AUTHORITY REQUIREMENTS. 3- All related Trades Australian Standards. These drawings are site specific and can only be used for the address as listed in these drawings.

These drawings are site specific and can only be used for the address as listed in these drawings. 1. All works to be in accordance with the Building Code of Australia, Australian Standards, statutory regulations and local authority requirements. 2. Consistency between similar materials to be maintained. GM Design and Engineering to be notified of any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacture. 3. GM Design and Engineering to approve all detailed drawings/setting out prior to construction. 5. Contractors to confirm stability and leasability of all units/components prior to manufacture. 6. All drawing measurements to be verified on site - do not scale from documents. 7. Refer to, and read this document in conjunction with Specification or any other plans such as structural, hydraulic and electrical (if applicable) for further information.

REVISIONS

DATE	COMMENTS
20.11.2022	ISSUE FOR PRELIMINARY

Project:

MOBILE FOOD OUTLET

Zoning: NEIGHBOURHOOD CENTRE

Project address:

No.: 136 ALMA ROAD
Suburb: PADSTOW

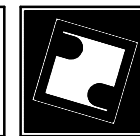
Client: CHARLIE

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ARCHITECTS . ENGINEERS . PLANNERS . DESIGNERS . PROJECT MANAGERS. LANDSCAPERS

TEL: 02-9707 3807

Title Drawing : GROUND FLOOR PLAN

Electronic file name



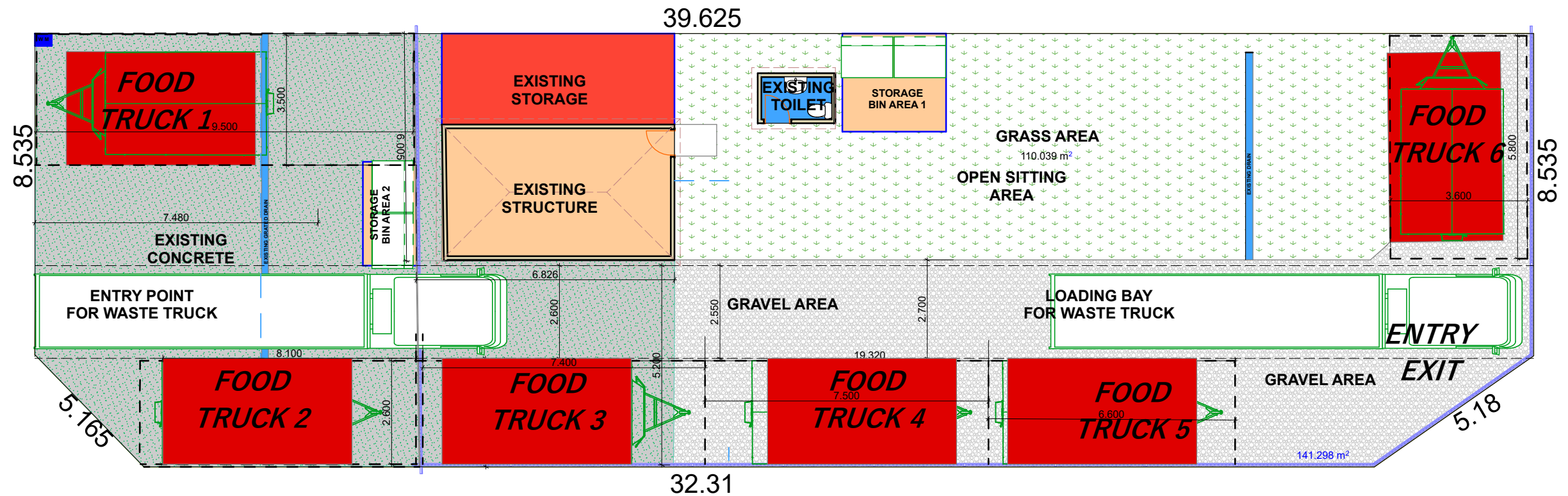
Issue date 22.11.2023

scale: 1:150

Dwg.No.
A-01

Designed by: M.H.
Drawn by: L.N.
Checked by: M.H.

ALMA ROAD



CALDERON LANE

CALDERON LANE

NOTES AND INSTRUCTIONS:

The contractor and / or subcontractors shall be responsible for all levels and dimensions prior to commencing on site or off site constructions and / or fabrications. These drawings must not be scaled. These drawings are dimensioned in (mms).These drawings must be read in conjunction with all other drawings and / or instructions as may be issued during the course of the project.These drawings are copyright and must not be retained, copied, developed or amended without a written consent from GM DESIGN AND ENGINEERING..All works resulting of these drawings are to be in accordance with 1- The Building Code of Australia. 2- All codes and regulations of LOCAL AUTHORITY REQUIREMENTS. 3- All related Trades Australian Standards. These drawings are site specific and can only be used for the address as listed in these drawings.

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REVISIONS

DATE	COMMENTS
20.11.2022	ISSUE FOR PRELIMINARY

Project:

MOBILE FOOD OUTLET

Zoning: NEIGHBOURHOOD
CENTRE

Project address:

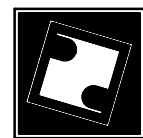
No.: 136 ALMA ROAD
Suburb: PADSTOW

Client: CHARLIE

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TEL: 02-9707 3807

Title Drawing :
GROUND FLOOR PLAN

Electronic file name

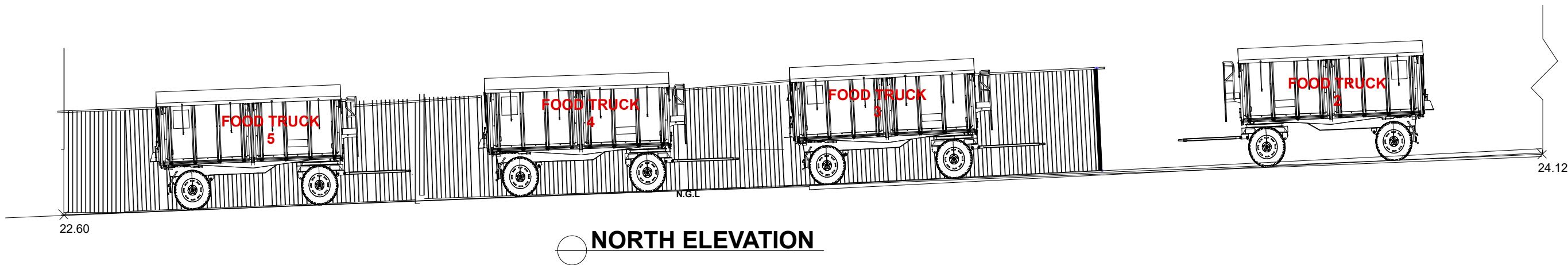


Issue date
22.11.2023

scale:
1:150

Dwg.No.
A-01

Designed by: M.H.
Drawn by: L.N.
Checked by: M.H.



NOTES AND INSTRUCTIONS:

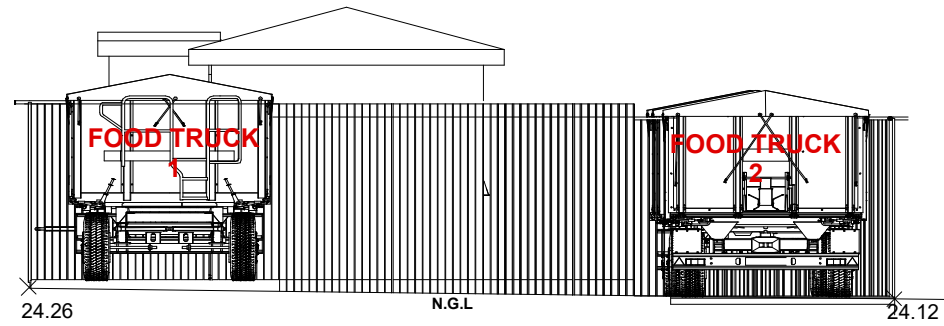
The contractor and / or subcontractors shall be responsible for all levels and dimensions prior to commencing on site or off site constructions and / or fabrications. These drawings must not be scaled. These drawings are dimensioned in (mms).These drawings must be read in conjunction with all other drawings and / or instructions as may be issued during the course of the project.These drawings are copyright and must not be retained, copied, developed or amended without a written consent from GM DESIGN AND ENGINEERING..All works resulting of these drawings are to be in accordance with 1- The Building Code of Australia. 2- All codes and regulations of LOCAL AUTHORITY REQUIREMENTS. 3- All related Trades Australian Standards. These drawings are site specific and can only be used for the address as listed in these drawings.

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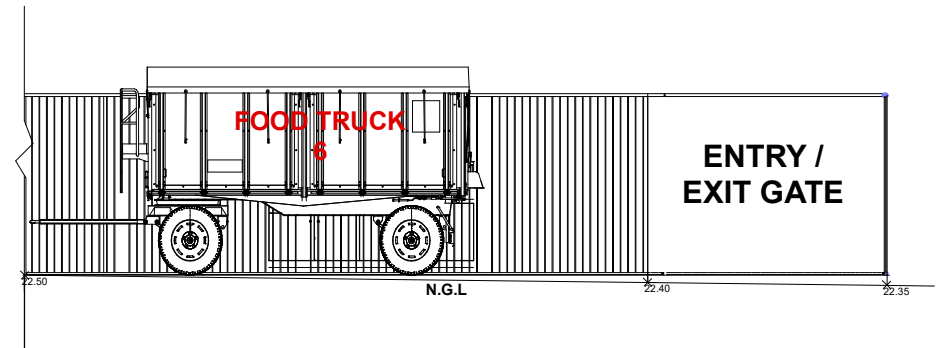
REVISIONS

DATE	COMMENTS
20.11.2022	ISSUE FOR PRELIMINARY

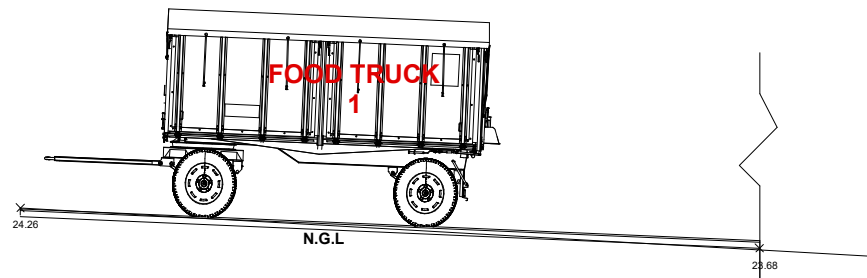
Project: MOBILE FOOD OUTLET	Zoning: NEIGHBOURHOOD CENTRE	<div>PREMIUM DESIGN & ENGINEERING</div> <div>ARCHITECTS . ENGINEERS . PLANNERS . DESIGNERS . PROJECT MANAGERS. LANDSCAPERS</div> <div>TEL: 02-9707 3807</div>		Issue date 22.11.2023	
				scale: 1:100	
Client: CHARLIE	Project address: No.: 136 ALMA ROAD Suburb: PADSTOW	Title Drawing : ELEVATIONS 1	Electronic file name	Dwg.No. A-02	Designed by: M.H
					Drawn by: L.N.
					Checked by: M.H.



 **SOUTH ELEVATION**



 **NORTH ELEVATION**



 **WEST ELEVATION**

NOTES AND INSTRUCTIONS:

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REVISIONS

DATE	COMMENTS
20.11.2022	ISSUE FOR PRELIMINARY

Project:

MOBILE FOOD OUTLET

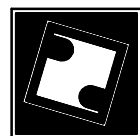
Zoning: NEIGHBOURHOOD
CENTRE

Project address:

No.: 136 ALMA ROAD
Suburb: PADSTOW

Client: CHARLIE

PREMIUM DESIGN & ENGINEERING
ARCHITECTS . ENGINEERS . PLANNERS . DESIGNERS . PROJECT MANAGERS. LANDSCAPERS
TEL: 02-9707 3807



Issue date
22.11.2023

scale: 1:100

Title Drawing :
ELEVATIONS 2

Electronic file name

Dwg.No.
A-03

Designed by: M.H.
Drawn by: L.N.
Checked by: M.H.