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# STATEMENT OF ENVIRONMENT EFFECTS

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422 HUME HIGHWAY YAGOONA NSW 2198

MARCH 2024

## Statement of Environmental Effects 422 Hume Highway Yagoona NSW 2198

### **EXECUTIVE SUMMARY:**

This Statement of Environmental Effects is prepared in support of a Development Application for the proposed food trailer + outdoor/indoor seating + Extension of operating hours @ 422 Hume highway Yagoona.

Refer to the below images illustrating the context and zoning of the site:

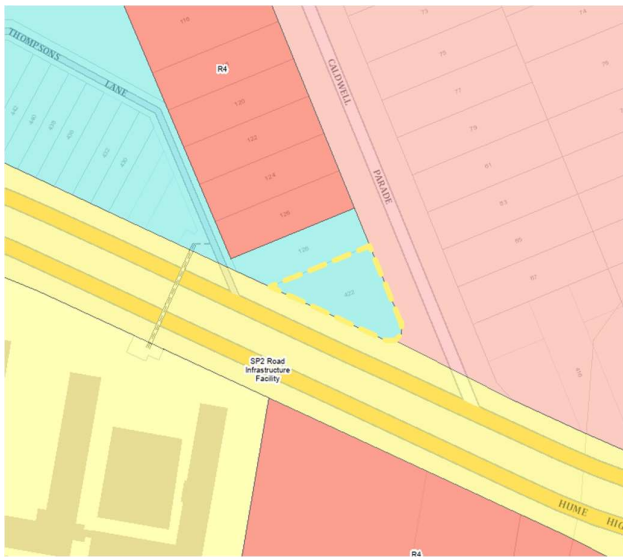


IMAGE 1: Subject Site - Aerial Map (NSW planning maps)

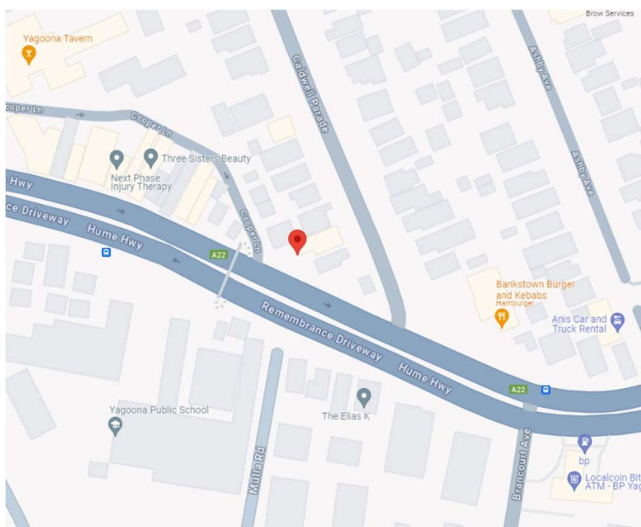


IMAGE 2: Subject Site - Aerial Map (Google Earth)



IMAGE 3: Subject Site – Street Map (Google Maps)

## DESCRIPTION OF PROPOSAL:

The subject Development Application seeks approval for the proposed operations hours of an existing food truck. The operation hours proposed are;

**Monday to Thursday** (3.00pm – 12.00am) **Friday to Sunday** (3.00pm – 1:00am)

## SITE & LOCALITY:

The subject site is known as 422 Hume Highway Yagoona, within a B2 local centre zone. The site is along the Hume highway, has some residential surroundings along with an educational establishment. A workshop adjoins the site immediately to the North.

There are no heritage restrictions on the site or within immediate proximity.

## CONSIDRATION OF RELEVANT PLANNING DOCUMENTS:

The following summarises the relevant planning controls applicable to the proposal and its compliance with each.

### Canterbury-Bankstown Local Environmental Plan 2023

#### LAND USE TABLE:

##### Zone B2 Local Centre

###### 1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for certain residential uses that are compatible with the mix of uses in local centres.
- To promote a high standard of urban design and local amenity.

#### Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

**The site has multiplier food and drinks premises around it which are open until a later date that's proposed for 422 Hume highway Yagoona**



The image above shows

- McDonalds Yagoona (open 24/7)
- Yagoona Kebabs and burgers (open until 3am)
- Yagoona Tavern (open until 2am)

### **Noise**

The proposed development has no significant impact to the existing noise environment and as per the acoustic report by ANAVS-ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L

### **Heritage**

There are no heritage restrictions on the site or within immediate proximity.

### **SITE SUITABILITY:**

The site has been assessed as being suitable for alterations and additions.

- The proposal is permissible with consent within the B2 Zone Local Centre
- The site is adjacent to the Hume highway
- The proposal operating hours have no significant impact on neighbouring premises and residential dwellings.

It is determined that the site is suitable for the proposal.

### **CONCLUSION:**

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

### **RECOMMENDATION:**

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment.