

JKL Design

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To: GENERAL MANAGER
Canterbury Bankstown Council

Date: 26/8/2024

Re: Proposed outdoor eating area with food truck and awning roof at rear of the property
at No.156 Beamish Street Campsie NSW 2194

STATEMENT OF ENVIRONMENTAL EFFECTS

1. Site Suitability

The site is located at 156 Beamish Street Campsie (Lot1/-/DP925044) and has an area of 288.23m². The lot is zoned under B2 Local Centre of Campsie. There is currently two storey commercial building on site.

2. Proposal

It is proposed to erect storage and cool room with awning roof over and rear gate at the rear of the existing grocery shop. And new food truck can be located at the rear of the cool room area for serving food. Also new privacy screens will be installed at sides of the boundaries for preventing overlooking. The proposed seating of 20 people at outdoor eating area for the customers who want to eat in at the eating area.

The operation hours will be same as the existing grocery shop which is 5:00am to 12:00am seven days.

3. Compliance with Council codes and policies

In accordance with the environmental planning instruments, such as the **Canterbury Bankstown LEP 2023**

- Maximum floor space ratio : 2:1 (complied)
- Commercial premises can be permitted with consent

4. Social & Economic Effects

There will not be significant impact on the social effects. It will promote efficient and economic use of the commercial sites and also encourage fuller use of existing services and community facilities. Ultimately, the proposal will also increase the Improved Capital Value of the allotment.

5. Character, Location and Streetscape

Viewing from Dispensary Lane, the proposal have not changed the architectural character and scale of existing building and there is no impact on the existing streetscape.

6. Vehicular Access, Parking, Manoeuvring & Traffic generation

The rear space of the site will be used for car parking space.

7. Privacy and overshadowing

The proposal does not cause overshadowing to the adjoining properties. It has no significant impact on overlooking of adjoining properties.

8. Amenity of the Neighbourhood

There are no significant impacts on the future amenity of adjoining properties. The siting, scale and materials used in construction of the works has been matched with the surrounding environment. The existing buildings on and adjacent to the property and to the adjoining properties are not affected.

9. Drainage

The drainage system due to the proposal has not been changed to the existing stormwater system.

10. Conclusion

The proposal have no adverse environmental effects and will be a positive asset to the adjoining commercial properties. It meets all the minimum standards. Further, no loss privacy will occur to the neighbouring properties. We seek the Council to consider this building certificate favourably.

Yours Faithfully,



JKL Design
John Lee