

STATEMENT OF ENVIRONMENTAL EFFECTS

69 – 71 Belmore Rd North, Punchbowl

A. SITE INFORMATION

- The proposed development is located along Belmore Road North between Wiggs Road and Major Street
- The Site consists of an Existing Hair Salon, Café, and Car Wash [i.e., The Spot Carwash]
- The proposal involves the modification of operation hours as follows:

<i>Current</i> –	Monday – Friday :	9:00am – 6:00pm
	Saturday & Sunday:	8:00am – 6:00pm

<i>Proposed</i> –	Monday – Sunday:	6:00am – 9:00pm
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B. PRESENT AND PREVIOUS USE

- Previously a modification had been lodged and approved for the Modification change front gate to roller door new door to back of building and change metal sheet facade to brickwork for a workshop (DA-22/2016/A)
- The existing shops remain on the land
- Currently, we are proposing to modify the operational hours as stated above with reference to DA-22/2016/A

C. DESIGN GUIDELINES

- The proposed development does not require changes to the existing façade or structure, all structural and existing building elements will be maintained, the proposal requires the modification of operational hours.

APPENDIX A – SITE PHOTOS



Figure 1 - Existing Awning Adjacent to cafe



Figure 2 – Site photo (Entire area)

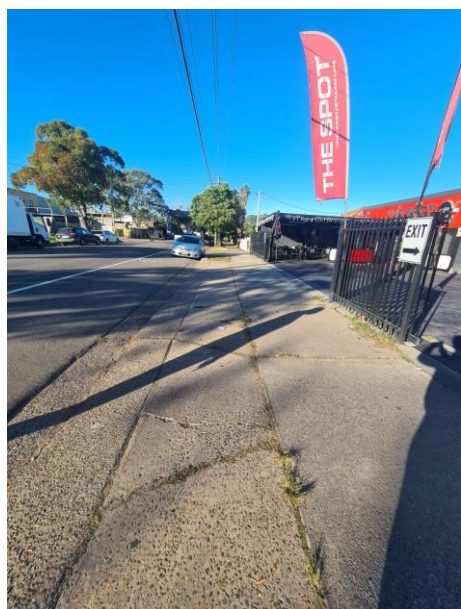


Figure 3 – Front Footpath & Crossover



Figure 4 – Car Wash/Detailing Area

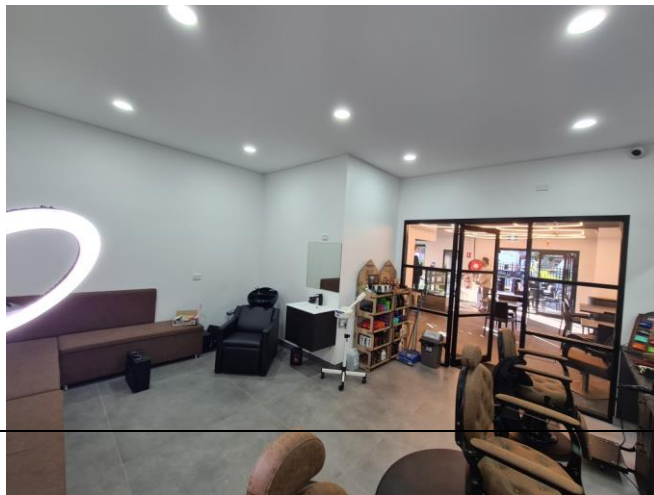




Figure 7 – Sitting Area – Existing Cafe



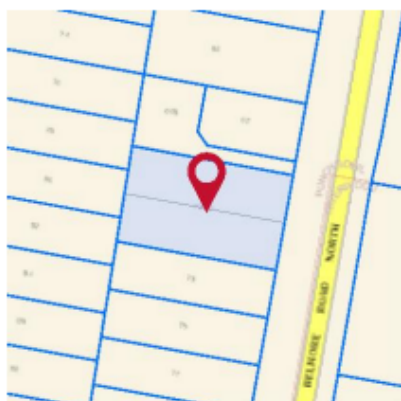
Figure 8 – Front Counter and Siting area – Existing Cafe

APPENDIX B – PROPERTY REPORT



Property Report

69-71 BELMORE ROAD NORTH PUNCHBOWL 2196



Property Details

Address: 69-71 BELMORE ROAD NORTH
PUNCHBOWL 2196

Lot/Section 54/-/DP16589 55/-/DP16589
/Plan No:

Council: CANTERBURY-BANKSTOWN COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Canterbury Local Environmental Plan 2012 (pub. 21-12-2012)
Land Zoning	R3 - Medium Density Residential: (pub. 21-12-2012)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	460 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	30 km

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

APPENDIX B – SITE PLAN

