

Canterbury-Bankstown Local Government Area

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Statement of Environmental Effects  
At: 48 Stacey St, Bankstown 2200

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July 2022

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## Contents

List of Figures.....	3
List of Tables.....	3
1. Introduction .....	4
2. Site and Locality .....	4
2.1. The Location.....	4
2.2. Dimensions and Site Area.....	4
2.3. Topography .....	5
2.4. Existing Structures .....	5
2.5. Existing Vegetation .....	5
2.6. Neighbouring Properties .....	5
3. The Proposal .....	6
3.1. Description .....	6
3.2. The Built Form.....	6
3.2.1. Floor Space Ratio.....	6
3.2.2. Building Height .....	6
3.2.3. Front Setbacks to Stacey Street.....	6
3.2.4. Rear Boundary Setback.....	6
3.2.5. Waste Management.....	7
4. Planning Controls .....	7
5. Conclusion .....	10

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## List of Figures

Figure 1: Location Map .....	4
Figure 2: View from Stacey St .....	5
Figure 3: Aerial View .....	5
Figure 4: Property on Southern Boundary .....	5
Figure 5: View on Eastern Boundary .....	5
Figure 6: View on Western Boundary .....	5

## List of Tables

Table 1 Bankstown LEP 2015 check .....	7
Table 2: Bankstown DCP 2015 Part B3. Check .....	8

## 1. Introduction

This Statement of Environmental Effects outlines the environmental effects of the unauthorised additions & alterations to Café at 48 Stacey St, Bankstown. This statement has been prepared to accompany the Development Application to CB City Council that seeks for approval of the unauthorised structures that have been constructed on the development site.

The SEE document has been prepared with reference to drawings prepared by MAHN Design that accompany the Development Application. The proposed development is assessed against the Bankstown Development Control Plan 2015.

The statement of Environmental Effects addresses the merits of the proposal with particular reference to the matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979 (the Act). The Statement should be read in conjunction with the plans and documents accompanying the application.

## 2. Site and Locality

### 2.1. The Location

The site is located in the corner where Fairford Road joins with Stacey Street with frontage towards Stacey Street, Bankstown.

### 2.2. Dimensions and Site Area

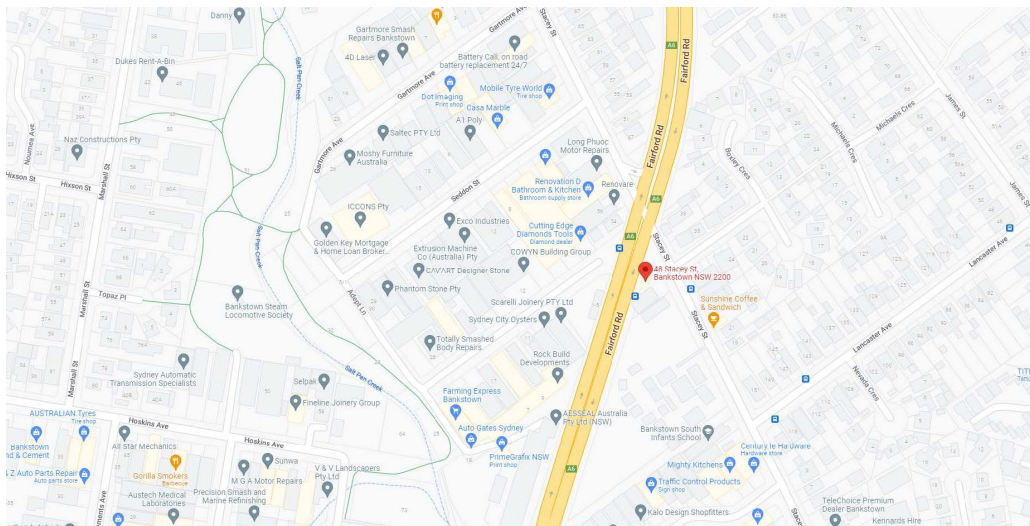


Figure 1: Location Map

The site is a triangular/trapezoid allotment with site dimensions as follows:

- Site Area = 745.4m<sup>2</sup>
- Northern Boundary: 5.5 m facing Stacey Street
- Southern Boundary: 42.475m
- Eastern Boundary: 48.0m facing Fairford Road
- Western Boundary: 24.5m facing Stacey Street

## 2.3. Topography

The land has sloping topography and falls approximately 2m across the site from 8.0m at the Southern Boundary to 10.0m at the Northern Boundary.

## 2.4. Existing Structures

The existing structure on the site is a single storey structure with aluminium roofing. An aerial map and photographs depicting the site and its existing conditions are provided in the images below.

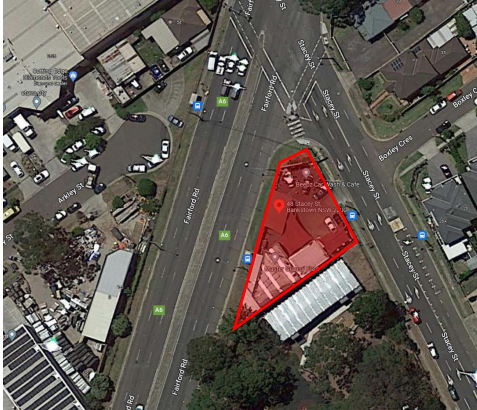


Figure 3: Aerial View



Figure 2: View from Stacey St

## 2.5. Existing Vegetation

The site has landscaping on the Northern boundary.

## 2.6. Neighbouring Properties

The site has a primary school on its South boundary. There is residential land use on the opposite side of Stacey Street of the site as provided in the images below. The Eastern Boundary of the site is Fairford Road which is classified as a State Road.



Figure 4: Property on Southern Boundary



Figure 5: View on Eastern Boundary



Figure 6: View on Western Boundary



### 3. The Proposal

#### 3.1. Description

The subject Development Application seeks consent for approval of all unauthorised construction on site that have been built which were not included in the initial Development Application (DA-775/2005/2) that was approved for the development at 48 Stacey St, Bankstown.

#### 3.2. The Built Form

The existing consent is or the "Use of premises as a carwash facility with café, signage, landscaping and erection of sale shades for the wash bay and finish areas".

##### 3.2.1. Floor Space Ratio

The maximum F.S.R for development is 1:1 for the given address. Therefore, the maximum buildable area is 100% of the total land area. However, the proposed floor area for the existing structures are 202.70m<sup>2</sup>.

The floor space ratio and gross floor area of the proposed development have been measured according to the definitions of those terms prescribed in the dictionary of Bankstown LEP 2015.

##### 3.2.2. Building Height

The proposed development has a maximum height of 13.48 above the ground levels to the top of the roof at the front of the development. The land zoning under which the site falls is IN2 and does not have a height restriction listed on the Bankstown LEP 2015.

The Building height has been measured according to the definition of building height (or height of building) prescribed in the dictionary to Bankstown Local Environmental Plan 2015.

##### 3.2.3. Front Setbacks to Stacey Street

The proposed development has a setback of 8.9m from the primary road to the building line of the café. Therefore, the current setback does not comply with the DCP.

We seek a variation to the setback as this site is an irregular shaped block and also the neighboring school has a minimum setback of approximately 5m at its shortest point in the building immediately adjacent to our building. The variation to the setback does not cause any impacts to the area.

##### 3.2.4. Rear Boundary Setback

The development is built at less than 0.9m rear setback, however this is an existing unmodified building and there are no windows on the rear wall of the development that will obstruct the privacy of the adjoining property.

### 3.2.5. Waste Management

The general waste, recycling waste bins will be stored within the site.

## 4. Planning Controls

Liverpool Local Environmental Plan 2008

Liverpool Local Environmental Plan 2008 (LEP) is the principal environmental planning instrument that applies to the proposed site and contains all the applicable development standards for the development of the site. An assessment pursuant to the applicable sections of the LEP is provided below:

Table 1 Bankstown LEP 2015 check

Bankstown Local Environmental Plan 2015			
Clause	Requirement	Proposed	Compliance
Part 2 – Permitted or Prohibited Development			
2.1	Land Use Zones IN2 Light Industrial	Food and drink premises and Building/ business identification signs are permissible within the IN2 Light Industrial area.	Complies
Part 4 – Principal Development Standards			
4.3	Height of Buildings N/A	The proposed development has a maximum height of 13.48m above the ground levels. No height restriction is specified for land in IN2 zones.	Complies
4.4	Floor Space Ratios 1:1	The maximum buildable area is 100% of the total land area which is 745.4m <sup>2</sup> . The proposed floor area for development is a total of 202.70m <sup>2</sup> .	Complies

The Bankstown Development Control Plan 2015 (DCP) contains objectives and development controls for the development within the Canterbury Bankstown Local Government Area. An assessment of the proposed development against the applicable and relevant provisions of the DCP is provided in the tables below:

Table 2: Bankstown DCP 2015 Part B3. Check

Bankstown DCP 2015 – Part B3 – Industrial Precincts			
Ref	Control	Proposed	Compliance
Section 2 – Building Envelopes			
1	Sum of the site coverage on an allotment must not exceed 70% of site area if single business is to occupy the allotment	The current site coverage of the proposal is at 27.19% of the site area.	Complies
2	Where allotments do not adjoin a state or regional road, the minimum setback for development: a) to the primary road frontage is 10 metres; and b) to the secondary road frontage is 3 metres.	a) primary road frontage is 8.9m  b) secondary road frontage is 2.2m	We seek a variation to the setback as this site is an irregular shaped block and also the neighboring school has a minimum setback of approximately 5m at its shortest point in the building immediately adjacent to our building. The variation to the setback does not cause any impacts to the area.

Section 3 – Building Design			
11	The front door to buildings should face the street.	The front entrance of the development faces Stacey St	Complies



18.a	Proposed development will provide adequate off-street parking,	6 off street parking provided	Complies
18.b	Proposed development will be suitably landscaped, particularly between any buildings and the street alignment	Proposed landscape will accomplish the landscaping requirement	Complies
<b>Section 4 Environmental Management</b>			
3	For Allotments adjoining State or regional road, minimum width of landscaped area – 3.5m	No changes	N/A
6	Development with a primary road frontage of 5 metres or more must provide at least 1 street tree per 5 metres of primary road frontage	N/A	N/A
<b>Section 5 – Ancillary Development</b>			
4a	The Building sign is predominantly rectangular in shape with a vertical proportion	Yes	Complies

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## 5. Conclusion

The Development Application for the site discussed in the document, 48 Stacey St, Bankstown, is for the approval for Proposed Additions & Alterations to Café at 48 Stacey St, Bankstown.

This statement demonstrated how the proposed development satisfies the relevant planning controls prescribed in the applicable Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015.

It is evident through the above assessment that the proposal largely satisfies Council's prescribed control and density. The development would conform to the bulk and scale of similar style development throughout the locality. The development is of a high standard and results in an improvement in the quality of environment. All the minimum design requirements and performance criteria of the Development Control Plan have been satisfied. It is submitted that the proposal does not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.