



# Statement of Environmental Effects

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## Home Business - Hair Salon

6 Stratton Crescent Milperra (Lot 92 DP 241850)

14 October 2022

Reference:LC2022001

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# 1. Site Analysis and Context

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## 1.1 THE SITE

The site is located at 6 Stratton Crescent Milperra and is legally known as Lot 92 DP 241850. The site has a total area of approximately 640.77m<sup>2</sup> and is an irregular, east- west orientated allotment with a semi arc eastern frontage of approximately 13.4m to Stratton Crescent. The site has a northern boundary to No.4 Stratton Crescent of approximately 29.545m, a southern boundary to No.8 Stratton Crescent of 31.6m and a rear western boundary of 32.005m to No.34 Rayleigh Road. Across the road from the site on the eastern side is Dunstan Reserve, a small neighbourhood park and plenty of on-street parking.

Existing on site is a four- bedroom single storey red brick dwelling house with single enclosed garage, carport, and in-ground swimming pool surrounding by concrete/paved decking. There is an external single water-closet at the rear of the dwelling house. There is an existing single vehicular crossing from Stratton Crescent and a long 7.94m internal driveway which leads to the carport parking space and single garage.

The site contains several planted trees within the frontage of the site and along the southern boundary adjoining the swimming pool and the residential dwelling at No.8 Stratton Crescent.

**Figure 1. Site Photo – Subject Site - 6 Stratton Crescent Milperra**





Figure 2. Aerial Photo of Subject - 6 Stratton Crescent Milperra (Source: Nearmap)



## 1.2 SURROUNDING DEVELOPMENT

The site is in a low-density residential area and is surrounded by single and two storey residential dwelling houses. The dwelling houses all have generous front setbacks ranging from 6m – 9m and all look onto Dunstan Reserve which is a small neighbourhood park. Many of the adjoining houses have caravans, boats and trailers parked on their property, making functional use of long driveways and extensive front setbacks.

Views of the adjoining development and Dunstan Reserve are within Stratton Crescent are detailed in Figures 3 to 6.

Figure 3. Photos of surrounding development north of the site in Stratton Crescent



Figure 4. Photos of surrounding development south of the site in Stratton Crescent





Figure 5. Dunstan Reserve located across the road from the site – eastern side



Figure 6. Examples of how the dwelling houses use their frontage and driveways for parking bulky items like boats, caravans, trailers (Source: Nearmap, 4 October 2022).



## 2. Description of the proposal

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### 2.1 THE PROPOSED DEVELOPMENT

#### 2.1.1 Building works and fit out of existing garage

The proposed development involves minor alterations and additions to the existing single enclosed garage for the purpose of establishing a **Home Business – Hair Salon** for use by one (1) Hairdresser who is the owner of the dwelling house.

The Home business is proposed to have a gross floor area (GFA) of approximately 18.7m<sup>2</sup> which is the existing size of the single enclosed garage. No extensions are proposed.

The proposed building works to the single enclosed garage include:

- a) Remove existing ceiling of garage and replace with new plasterboard with painted finish
- b) Remove existing rear garage roller shutter leading to backyard and replace with a double glass sliding door
- c) Retain the existing front roller shutter door, and install behind (flush mounted), a double glass sliding door as the new entrance to the Hair Salon
- d) Floor of the garage to be levelled and covered with new tiles
- e) Installation of new stud mounted plasterboard wall with paint finish
- f) Installation of power outlets, ambient speakers, downlights, and smoke detector
- g) Installation of a single hair washing basin with hot and cold supply of water (Central Mixer)
- h) Installation of a new equipment and handwashing sink with supply of hot and cold water (Central Mixer)
- i) New cornices and skirting boards

The cosmetic layout of the proposed Hair Salon will include:

- a) One (1) Hair Washing Basin Chair- Installed with the new Hair washing basin with hot/cold running water.  
Note: The floors and adjoining wall to the hair washing basin are tiles and paint finish walls capable of being waterproofed and easily cleaned.
- b) Three (3) Salon Chairs with LED Mirrors fastened to the wall
- c) Three (3) floating benches to accompany the new salon chairs
- d) Three (3) Footrests under the floating benches for the customers in the salon chairs
- e) A new front desk to greet customers

Shelving and cupboards as needed to store hair colours, treatments, and equipment.

#### 2.1.2 Operational details

##### Service offering

Hairdressing services proposed to be undertaken at the premises include:

- a) Cutting hair with scissors or clippers (Note: No facial razors are used at this premises, and such there is no need for a sharps container)
- b) Blow drying, straightening and/or curling hair with blow dryers or hair styling tools
- c) Hair colouring
- d) Hair styling
- e) Application of hair treatments

There are no services carried out at this premises that involve skin penetration or beauty related services (e.g., waxing, make up, nails etc). The Hair Salon provides hairdressing services only.

##### Staff numbers

The owner of the dwelling house is the only Hairdresser to be employed at the subject premises.



### Hours of operation

Most of the calendar year, the business is proposed to operate **Monday to Saturday, 8am to 6pm**. The applicant wishes to also seek permission from Council to operate:

- a) Extended trading hours up to 8pm on one weekday per week: This is to accommodate clients who work full time and can only access hairdressing services after the completion of a business day; and
- b) Extended trading hours up to 8pm on business days lead up to Christmas & Easter Holiday Periods: This is to accommodate the peak holiday period in the weeks leading up to the Christmas and Easter Holidays.

All hairdressing services are offered by **appointment only**.

### Patronage

Given there is only one (1) licenced Hairdresser operating from the premises, the maximum patronage receiving services at any one time is two (2) customers.

The third salon chair is proposed as a "Waiting Seat" in situations where the hairdresser may be:

- Running over time.
- In situations where a client is a little early to an appointment.
- Accommodating peak period patrons; and
- Accommodating a family member who has attended the appointment along with the client (e.g., Elderly clients are usually chaperoned by a carer).

Over a regular business day, the average number of clients serviced is 5-8 clients, depending on the services tendered that day (i.e., Hair trims can occur a lot faster than hair colouring etc).

### Car parking

There are two (2) carparking spaces available on site. One (1) car space is available under the existing carport for the owners (who share 1 car) and a stacked driveway space available behind the carport space in the driveway for the client (Marked as P1 and P2 on the Site Plan).

Any overflow of parking can be accommodated on the lawn area within the frontage of the site or on the street as there is plenty of space available.

### Deliveries

Small products like hair colour, bleach and equipment are made by courier van. Frequency of deliveries is usually once per fortnight. Deliveries will be accepted directly into the hairdressing premises by the courier or placed on the front porch of the dwelling like regular residential deliveries.

There are no bulky goods delivered or required to be delivered or stored at the premises.

### Retail sale of products

No hair products or equipment are proposed to be sold by retail sale to the public from the subject premises.

### Use of equipment

The electrical equipment used to conduct the business include standard hairdryers and hair styling tools. The only other noise generating source is the sound of water from the use of the equipment cleaning sink and hair wash basin.



### **2.1.3 Waste Management**

#### *Construction Waste*

The main waste generated by the proposed development is the removal and replacement of the ceiling, debris from drilling and installation of fixtures, fittings, and equipment. The applicant intends to hire a Council Skip Bin to accommodate the waste generated by the fit out.

#### *Operational end use*

Rubbish generated by the Hair Salon will include:

- a) Hair
- b) Gloves
- c) Aluminium foil (from applying Hair Colour)
- d) Non-cardboard hair colour packaging

Based on current established practice in a retail salon, the Hairdresser uses 1 large garbage bag a week to accommodate the above-mentioned rubbish.

Recycling waste generated by the business is minimal and only includes cardboard from product packaging. Based on current practice this would include approximately 1 Large Cardboard Carton per week (e.g., W37.2cm x L57cm x H33.5cm).

Based on the small quantities of waste generated by the proposed business, the applicant proposes to utilise the Council's Residential Waste and Recycling Services available for the residential dwelling house.

### **2.1.4 Advertising and Signage**

No advertising and/or business signage is proposed as part of the proposed development.

# 3. Environmental Planning Assessment

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## 3.1 STATUTORY AND POLICY COMPLIANCE

### 3.1.1 SEPP (Resilience and Hazards) 2021

#### Chapter 4 Remediation of Land

The site is currently used for residential purposes. There is no evidence to suggest that any potentially contaminating activities have occurred on site. The site is suitable for its intended use which is for residential purposes and a Home Business – Hair Salon.

### 3.1.2 SEPP Building Sustainability Index: BASIX 2004

The SEPP (BASIX) is not applicable in this case because the alterations and additions are proposed for a “Home business” Use and the estimated cost of construction for the alterations to the dwelling house is less than \$50,000.

### 3.1.3 SEPP (Biodiversity and Conservation) 2021

No trees are proposed to be removed as part of the subject development application. No adverse impacts associated with water quality will occur because of the development.

### 3.1.4 Bankstown Local Environmental Plan 2015

#### 3.1.4.1 Definitions

The proposed development is best defined as a “Home Business” for the purpose of a Hair Salon. A Home Business is defined as:

*“Home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—*

- (a) the employment of more than 2 persons other than the residents*
- (b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil, traffic generation or otherwise,*
- (c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,*
- (d) the exhibition of signage, other than a business identification sign,*
- (e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,*

*but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.*

**Note**—See clause 5.4 for controls relating to the floor area used for a home business”.

The proposed development achieves this definition because:

- (a) 1 Permanent resident/owner of the dwelling is the primary and only licensed hairdresser operating from the premises and no other staff will be employed to work from the premises



- (b) As outlined in this report, the proposed use will not adversely interfere with the amenity of the neighbourhood in terms of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil, traffic generation or otherwise
- (c) No unsightly matters will cause to be viewed from any public place or adjacent premises. When the Hair Salon is in use, the roller door can be left open to enable light and ventilation into the premises to ensure adequate amenity for the staff and clients.
- (d) No advertising or business identification signage is proposed as part of the subject application
- (e) No retail sale of products, goods or materials will be sold from the premises.

#### 3.1.4.2 Zoning

The subject site is zoned “Zone R2 Low Density”. “Home business” is a permissible use in the subject zone. The objectives of the zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.*
- *To allow for the development of low density housing that has regard to local amenity.*
- *To require landscape as a key characteristic in the low density residential environment.*

The proposed development achieves the zone objectives by:

- Ensuring that the primary use of the site is for residential purposes. The Hairdresser who will operate the Hair Salon is a permanent resident and owner of the dwelling house (which is their primary residence).
- Other than fitting out the garage for the home business, the remainder of the dwelling house remains as existing to accommodate the typical needs of a family.
- A small-scale independent Hair Salon provides a new service offering to the adjoining and nearby residents who may find having a local hairdresser close to home more convenient than travelling to larger centres for hairdressing services. This is especially convenient for the elderly and for young families.
- A Home Business such as a Hair Salon is a permissible “non-residential development” in the zone that can co-exist with the primary use of the site which is for residential purposes. The small size of the salon, its location within the existing garage, availability of on-site and on-street car parking, “appointment only” business model and no significant change to the front elevation of the dwelling means the two uses can co-exist with no impact to adjoining residents.
- Ensuring that the “green” frontage of the dwelling house remains as existing with the removal of no trees or shrubs to accommodate the development. Utilising the existing carport car space and driveway space also means no additional lawn area will need to be reduced to accommodate the home business.

The extent to which the proposed development complies the remaining relevant provisions of the BLP 2015 is detailed in the compliance table below:

Bankstown LEP Compliance Table			
Clause / Control	Requirement	Proposal	Complies?
Clause 2.7 - Demolition	The demolition of a building or work requires development consent	The internal ceiling of the garage is proposed to be removed and replaced with new plasterboard. Demolition will comply with AS2601 – Demolition of Structures and this can be conditioned by Council	Yes
Clause 4.3 – Height of Buildings	9m	As existing - No changes proposed to the external height of the garage or dwelling	N/A

## Bankstown LEP Compliance Table

Clause 4.4 -Floor Space Ratio	0.5:1	Existing GFA - Approximately 248.39m <sup>2</sup> Proposed additional GFA (Home Business in Garage) - 18.7m <sup>2</sup> Site Area = 640.77m <sup>2</sup> Total GFA = 267.097m <sup>2</sup> <b>FSR = 0.42:1</b>	Yes
Clause 4.4(2A) – Maximum FSR for non-residential development in R2 Low Density zone	0.4:1	Home Business in garage - 18.7m <sup>2</sup> <b>FSR= 0.03:1</b>	Yes
Clause 5.4(2) – Controls relating to miscellaneous permissible uses - <b>Home Business</b>	<b>Home businesses</b> If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.	18.7m <sup>2</sup>	Yes
Clause 5.21 - Flood Planning  Council's Exponare Mapping System indicates that part of the site is affected by Stormwater Flooding (Schedule 5 – Part B12 BDCP 2015)..  Part of the land is within the flood planning area (FPA) and consequently the probable maximum Flood (PMF).  <u>NB:</u> The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a freeboard or as outlined in the relevant DCP.	Compliance with Bankstown DCP 2015 – Part B12 – Flood Risk Management - Schedule 5.	As the proposed development involves an 18.7m <sup>2</sup> alteration/addition to an existing garage, the proposed development is considered a <b>Concessional Development</b> under Schedule 2 of the BDCP – Part B12.  It would be unreasonable and unnecessary to subject this minor development to flood related development controls when the dwelling and garage pre-dated the commencement of Bankstown LEP 2015 & Bankstown DCP 2015.	N/A
Clause 6.1 – Acid Sulfate Soils	An Acid Sulfate Soils Management Plan is required	The site is in Acid Sulfate Soils Class 5. An Acid Sulfate Soils Management Plan is not required because the proposed development will not lower the water table below 1m AHD and no soil is being disturbed by the development. The requirement for an Acid Sulfate Soils Plan is not triggered by the proposed development.	Yes



### 3.1.5 Draft Canterbury Bankstown Local Consolidated Environmental Plan

The proposed site is still zoned R2 Low Density Residential under the Draft Consolidated LEP and Home Businesses are still permissible with consent in the zone. The proposal would still comply with the new Clause 5.4(2) provisions relating to Home Businesses being a maximum of 30m<sup>2</sup>.

### 3.1.6 Bankstown Development Control Plan 2015

Bankstown DCP Compliance Table			
Section / Control	Requirement	Proposal	Complies?
<b>Part B1 – Residential Development, Section 15 – Home Business</b>			
Objectives	(a) To allow residents to carry out home business within a limited area of dwellings and outbuildings (b) To ensure home business have minimal impact on the amenity of adjoining properties	(a) The Home Business is proposed within the existing single enclosed garage and comprises a maximum area of 18.7m <sup>2</sup> . (b) There are no adverse amenity impacts on the adjoining properties	Yes
Section 15.1 – General restrictions on development	Prohibition of registration of factories/similar uses under the requirements of Workcover NSW	The proposes business is a home business for the purpose of a Hair Salon.	Yes
Section 15.2 – Floor Area	Maximum gross floor area of 30m <sup>2</sup> in an outbuilding provided the home business does not reduce the required off-street parking spaces for the dwelling.	Proposed in the single enclosed garage with maximum GFA of 18.7m <sup>2</sup> . Whilst the Home Business is proposed in the garage, there are still two (2) car spaces available for the dwelling: <ul style="list-style-type: none"> <li>• 1 carport space; and</li> <li>• 1 driveway space</li> </ul>	Yes
Section 15.4 – Amenity – Council must have regard to the following matters	(a) The likely number of vehicles, delivery and visitor movements (b) The size of delivery vehicles associated with the home business (c) The siting of loading activities behind the front building line	<u>Client Vehicles</u> As there is only 1 Hairdresser, clients are typically booked for each appointment in exclusivity. There may be a maximum overlap of 2 customers at a time if the Hairdresser is finishing with one client and then another arrives early to commence their appointment (or vice versa if the Hairdresser is running late with the previous appointment).  As the owners of the house share a vehicle, the client can utilise the P1 car space (when the	Yes

## Bankstown DCP Compliance Table

<p>Section 15.4 – Amenity – Council must have regard to the following matters</p>		<p>residential car is being used by the spouse) and P2 car space in the existing driveway if P1 is occupied.</p> <p>If there is a situation where a maximum of 2 client vehicles needs to be accommodated at the same time, there is plenty of lawn space available for the second customer to park on the lawn.</p> <p>As detailed in Figures 4 &amp; 6, earlier in this report, residents in this area utilise house frontages of dwellings to accommodate trailers, boats and parked cars. As such, this practice is common and compatible with the locality and would not detrimentally affect the amenity of the area.</p> <p>There is plenty of on-street parking available, however in this case client vehicles can be fully accommodated off-street.</p> <p><u>Deliveries</u></p> <p>As outlined earlier in this report, products delivered are small packages no different to those residents receive via online shopping orders. Delivery of products for the business specifically would be delivered once per fortnight. Regular Australia Post or courier vans deliver the packages to the dwelling house. These vans could either utilise the driveway or pull up on the road like Australia Post Vans do with regular shipping. No bulky goods are delivered to the Home Business.</p> <p><u>Insulation to garage</u></p> <p>Insulation will be installed in garage to regulate climate and provide an additional layer of acoustic attenuation</p>	<p>Yes</p>
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## Bankstown DCP Compliance Table

Section 15.4 – Amenity – Council must have regard to the following matters	<p>(d) The type of equipment or machinery to be used by the home business</p> <p>(e) The need for an acoustic report where a home business is likely to generate significant noise levels</p>	<p>Handheld hairdryers and hair styling equipment like straighteners, &amp; clippers to be used by the Hairdresser one client at a time.</p> <p>These tools do not generate any more noise than a regular person utilising these tools in their residential home. No offensive noise will be generated using this equipment.</p> <p>An Acoustic report is not warranted in this case.</p>	Yes
Section 15.4 – Amenity – Council must have regard to the following matters	(f) The need to control odour or emissions	No offensive odours or emissions will be generated by the Hair Salon.	Yes
	(g) Whether the hours of operation are within 8am to 6pm Monday to Saturday and not any time on a Sunday or Public Holiday	<p>As outlined earlier in this report, the applicant is seeking consent for regular trading hours and extended trading hours as follows:</p> <ul style="list-style-type: none"> <li>Regular trading Hours: 8am to 6pm (Monday to Sat);</li> <li>1 day a week extended trading hours: 8am to 8pm (to cater for clients who work full time);</li> <li>Lead up to Christmas and Easter Period Extended Trading Hours (Mon to Sat): 8am to 8pm</li> </ul> <p>As the Hairdresser is the only employee and the business model is by appointment only, there will be no adverse impacts on adjoining properties in terms of noise, traffic, parking, or any other amenity impacts.</p>	<p>Applicant is seeking consent from Council for extended trading hours:</p> <ul style="list-style-type: none"> <li>1 day per week and;</li> <li>in the lead up to Christmas/New Year and Easter Periods.</li> </ul>
Section 15.5- Business Signage	Compliance with Clause 15.5 and 15.6	No business identification signage or advertising is proposed as part of this application	N/A
<b>Part B5 – Parking</b>			
Section 2.3 -Off Street car parking provision	<b>Home business</b> – 2 car spaces per dwelling behind the building line	<p><u>Car parking spaces are existing</u></p> <ul style="list-style-type: none"> <li>1 carport space.</li> <li>1 driveway space.</li> </ul> <p>The driveway car space is forward of the building line.</p>	<p>Yes</p> <p>No (1)</p>

## Bankstown DCP Compliance Table

	<p><b>Note:</b> Additional car parking <i>may</i> be required for the home business and must be available on-site</p>	<p>As discussed earlier, clients can either utilise P1 car space (when the residential vehicle is being used by the spouse) or P2 driveway car space if P1 is occupied.</p> <p>If there are two clients and the P1 space is being used for by the residential vehicle, there is space on the front lawn to accommodate the overflow.</p> <p>As discussed earlier, accommodating more than a maximum of two clients is very unlikely.</p>	N/A
Section 3.3 - Minimum parking bay dimensions	<p>Open – 2.4m x 5.4m</p> <p>Restricted – 2.8m x 5.4m</p>	<p>Carport space - &gt;2.4m x 5.4m</p> <p>Driveway space – 2.4m x 5.4m</p>	<p>Yes</p> <p>Yes</p>
Section 3.12 – Stacked Parking	<p>Council may consider stacked parking</p> <p>(c) Horizontal stacked parking for a maximum of two vehicles is permissible in dwelling houses, attached dwellings, secondary dwellings and multi dwelling housing if the residents reside in the same dwelling.</p> <p>(d) Stacked parking is not permitted where a high proportion of the users of the car park are visitors or customers.</p>	<p>Stacked parking in this situation will work because the Hairdresser and the maximum of two (2) clients will be together in the same Salon and will be easily able to shift spots should the situation require.</p> <p>As Appointments must be made, the Hairdresser can advise the next customer not to block the previous customer in ahead of their appointment should the appointment be running behind.</p>	Yes

(1) Figures 3, 4 and 6 of this report all show residents utilising their driveways as parking spaces. Whilst the utilisation of the existing driveway space results in a 'technical' non-compliance, the use of this space in this manner is compatible with how the adjoining residents in this locality utilise their frontages.

There are no safety risks posed by the utilisation of the driveway space because the length of the driveway from the carport to the property boundary is 7.7m and the length of a car space is 5.4m. There is ample room for sight lines when reversing and plenty of room for passers-by to utilise the public roadway.

### 3.1.6.2 Part B12 - Flood Risk Management

According to Council's Exponare Mapping System, the site is partially affected by potential stormwater overland flow.

As the proposed development involves a 18.7m<sup>2</sup> fit out to an existing garage, the proposed development is considered a **Concessional Development** under Schedule 2 of the BDCP – Part B12.

It would be unreasonable and unnecessary to subject this minor development to flood related development controls when the dwelling and garage pre-dated the commencement of Bankstown LEP 2015 & Bankstown DCP 2015.

### 3.1.6.3 Part B13 – Waste Management and Minimisation

#### Construction Waste

Minimal construction waste will be generated by the proposed fit out as only the ceiling of the garage is proposed to be removed and replaced. Council's Waste Management Plan Template has been completed and submitted with this application under separate cover.

#### Waste - Operation of the end use

The types of waste (garbage and recycling) generated by the proposed home business has been discussed earlier in this report.

Based on Council's waste generation rates for "Retail Hairdressers" in Part B13 of the Bankstown DCP 2015 and Waste Guidelines, the following waste and recycling is estimated to be generated by the "Home Business – Hair Salon" with a GFA of 18.7m<sup>2</sup>:

- Garbage: 62L/100m<sup>2</sup> x 18.7m<sup>2</sup> = 11.6L garbage per day
- Recycling: 55L/100m<sup>2</sup> x 18.7m<sup>2</sup> = 10.3L recycling per day

Based on the following reasons, the applicant seeks consent from Council to utilise the residential waste service provided to the residential dwelling instead of seeking a private contractor waste service:

- A very small amount of waste would be generated by small GFA when compared to the waste generated by a retail shop.
- The primary use of the dwelling is for residential purposes and the Home Business only makes up a small proportion of the waste anticipated to be generated on this site
- The residential garbage and recycling bins are of sufficient volume to accommodate the waste of the dwelling and home business

## 3.2 IMPACTS ON NATURAL & BUILT ENVIRONMENT

There are no adverse impacts on the natural or built environment. No trees are proposed to be removed and the Home Business is proposed within an existing enclosed garage.

The fact that the front of the site is potentially affected by stormwater overland flow is considered irrelevant to this development as due to the size and minor nature of the alterations, the development is considered "Concessional Development" as defined by the Bankstown DCP. It would be considered unnecessary and unreasonable to require flood related development controls for the Home Business when the dwelling house and garage existed and pre-dated the commencement of the flood liable controls in the LEP and DCP.

From the street and any public view, the dwelling house will appear as existing except for a new glass sliding door set behind the roller shutter. As the garage is setback approximately 12.15m from the street and under the existing shadow of the carport, it will be very difficult for the public to see the Home Business in operation. No business identification signage is proposed as part of this application.

## 3.3 ECONOMIC & SOCIAL IMPACTS

The Home Business provides an opportunity to provide a hairdressing service to the local community within the convenience of a residential area. In terms of accessibility, this provides a great opportunity for young families and the elderly residents to access this day-to-day service without having to navigate and travel to large retail shopping centres or business centres.

It also provides an opportunity for the establishment of a new local business in the area which encourages potential for further investment into the area as clients visit and travel in and out of Milperra for their hair styling needs.

The applicants have chosen to retain the roller shutter door outside the glass sliding door for security purposes. The roller door can be locked closed when the business is not in operation. Verse versa, the addition of the glass sliding door to the front elevation also provides passive surveillance opportunities onto the street and park across the road for the benefit of the community.

### **3.4 THE SUITABILITY OF THE SITE**

The site is considered suitable for the development and achieves the matters for consideration required by the definition of a “Home Business” and the DCP matters for consideration of a “Home Business” in a low-density residential area. Whilst the use is proposed within the existing garage of the dwelling, there is sufficient parking on site to accommodate 2 car spaces for the residential dwelling as required by the DCP. There is no need in this case to require any additional spaces to service the home business use.

As discussed in this report, the Hairdresser and the Spouse share a car so the P1 space will not always be occupied. As a worst-case scenario, if Car space P1 is occupied by the residential vehicle, P2 can be used by a client and any overflow at client interchange can be temporarily accommodated on the lawn frontage. There is no need to formalise the lawn car space into a hardstand space because:

- (a) It would detract from the aesthetically inviting green frontages that exist in this street; and
- (b) Evidence has been provided in this report to demonstrate that the utilisation of the frontages (driveways and lawns) is common practice with adjoining dwellings in this locality.

### **3.5 THE PUBLIC INTEREST**

The proposed development is permissible in the zone and achieves the objectives of the R2 Low Density Zone. This report has demonstrated the way the development complies with Council's LEP and DCP controls and why the proposed development is worthy of support.

The development will make a positive contribution to the local area and for the reasons outlined in this report, the application should be approved.