

STATEMENT OF ENVIRONMENTAL EFFECTS

77 Horsley Road Panania NSW 2213

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October 2022

Introduction

This Statement of Environmental Effects report accompanies a Development Application for a change of use into Canterbury-Bankstown Council at 77 Horsley Road Panania NSW 2213.

This SoEE is submitted in accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 to:

- Demonstrate that the environmental impact of the development has been considered.
- Outline the steps to be taken to protect the environment and to mitigate any potential harm, if necessary.

The purpose of this report is to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. The Bankstown Local Environmental Plan 2015, Bankstown DCP 2015 - as amended 13 Jul 2016, relevant SEPPs and deemed SEPPs and other relevant statutory controls that apply to the site have been taken into account in the preparation of this report.

Site Description and Locality

The site to which the development application relates is a regular, rectangular-shaped allotment with splayed corner identified as 77 Horsley Road Panania NSW 2213. The legal description of the land is Lot 52 DP382246 in the Canterbury-Bankstown Council area.

The site has a splayed frontage width of 7.01m and 5.175m, rear boundary width of 10.67m and depth of 37.49m with an overall site area of 432.2m sqm. There is a fall to the north-west of the site of approx. 0.73m with currently no natural features. The streetscape within immediate vicinity of the site is characterised by predominantly residential buildings and residential land uses. Adjoining buildings are of a similar or greater size and scale. There are no established street trees within the immediate area in Horsley Road.



Existing Improvements

Situated on the land is a single storey, brick with corrugated iron roof shop and attached residence and a rendered masonry and steel roof garage with one vehicular crossing accessing the site from Carson Street. The side boundary is currently fenced.

Existing improvements also include an illuminated sign for the former business, awnings and a verandah over the shop front entrance.



Source: Six Maps 2022

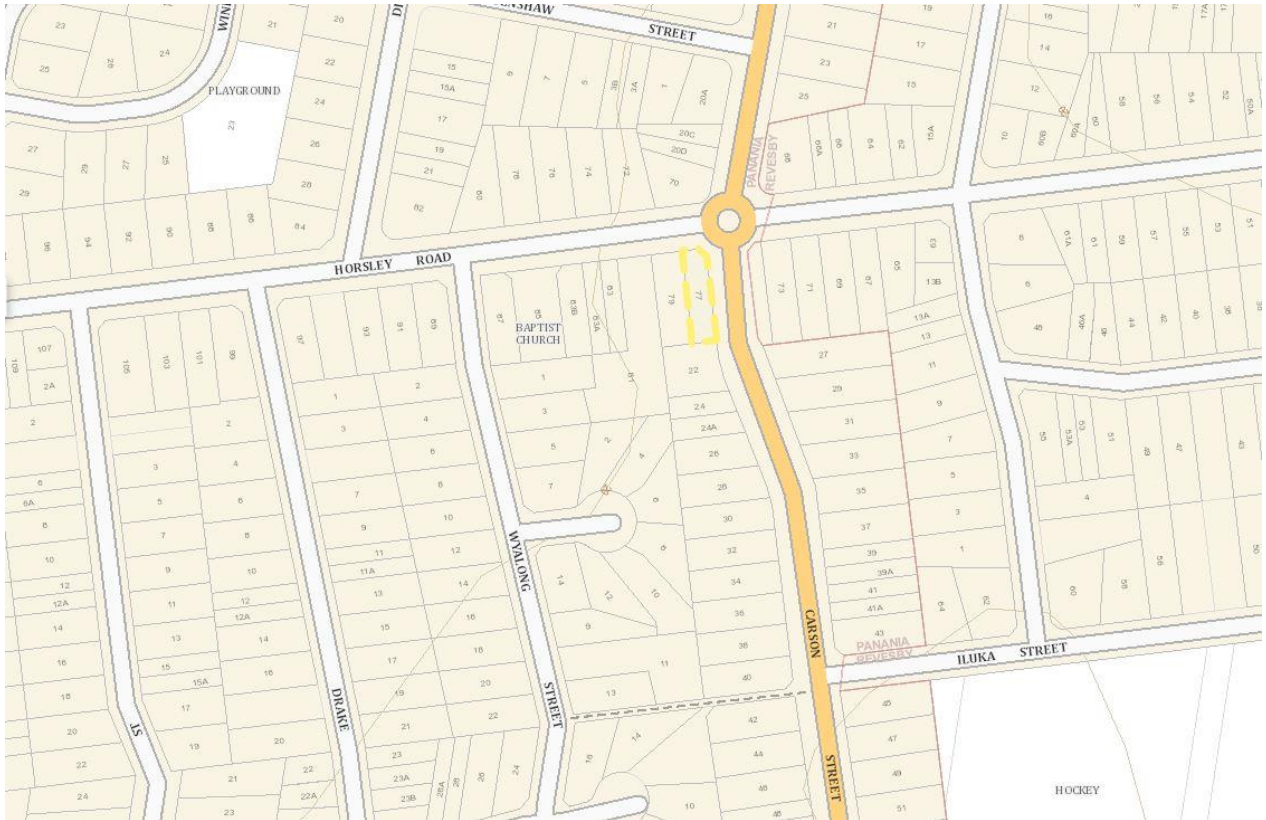
Locality Aerial View- 77 Horsley Road Panania NSW 2213

Proposal

The proposal consists of the change of use and fit-out for a proposed home-based hair and beauty salon. The proposed works include the fit-out of the salon and reception/waiting area within an existing retail premises previously approved as a mixed grocery shop.

Site Location

The subject site is located on the corner of Horsley Road and Carson Street Panania.



Source: NSW Planning Portal

Site Location- 77 Horsley Road Panania NSW 2213

Statutory Context

The subject land is located within R2: Low Density Residential pursuant to the provisions of The Bankstown Local Environmental Plan 2015.

1. Objectives of zone

- 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.

2. Permitted without consent

Home occupations

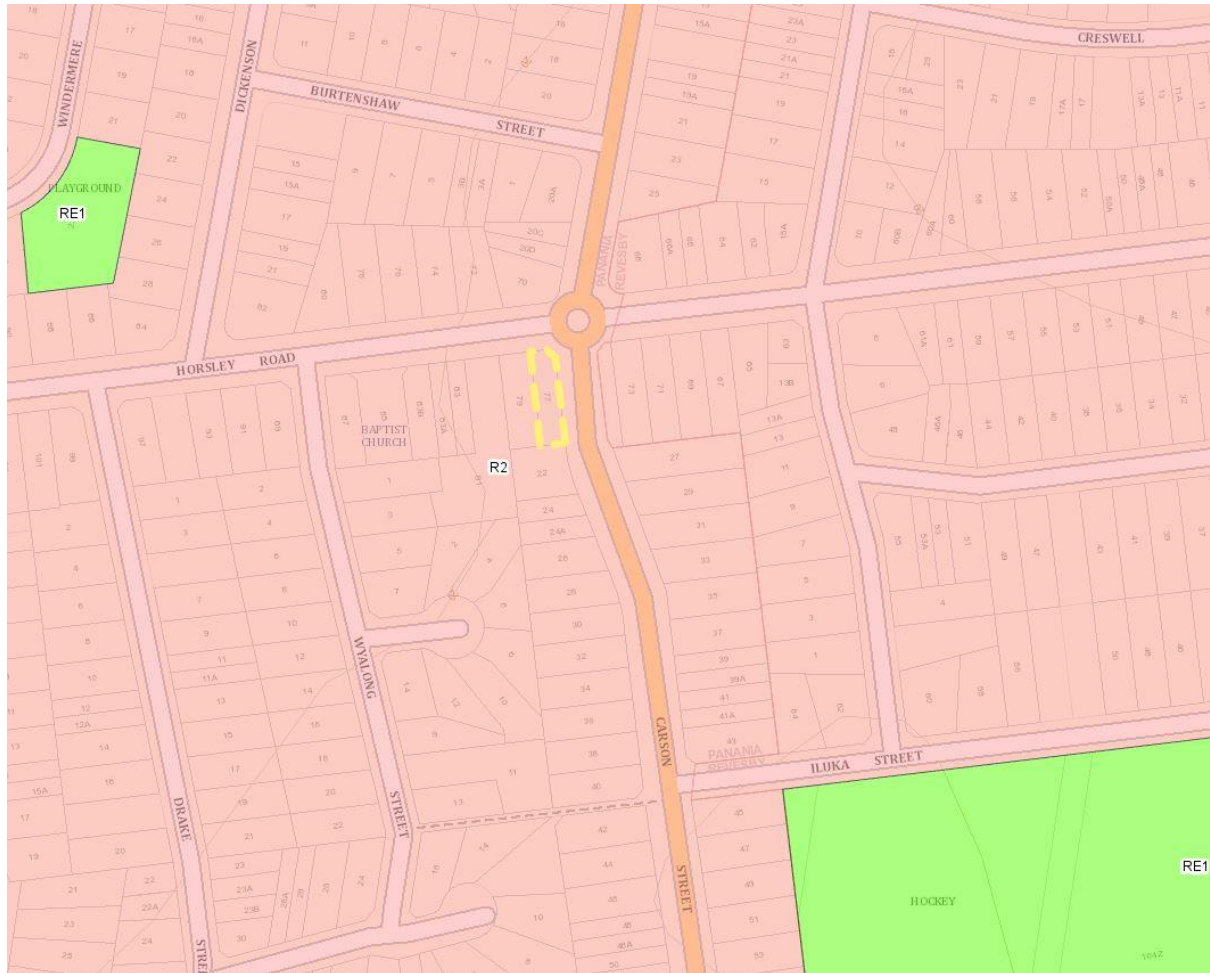
3. Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Hospitals; Information and education facilities; Jetties; Oyster aquaculture; Places of public worship; Pond-based

aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recreation structures; Water supply systems

4. Prohibited

Any development not specified in item 2 or 3



Source: NSW Planning Portal 2022

Zone Map: 77 Horsley Road Panania NSW 2213

Home Businesses

Pursuant to Bankstown Local Environmental Plan 2015, Part B Section 15- Home Businesses, a 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, waste-water, 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.

The proposed development is a home-based business and therefore, is permitted with consent under the Bankstown DCP 2015- Part B Section 15- Home Businesses.

Request For Variation to DCP

The proposed development of the premises for a home-based hair and beauty salon business may not meet the prescribed controls, as outlined under Bankstown Local Environmental Plan 2015, Part B Section 15- Home Businesses.

Accordingly, we seek to vary the DCP. This non-compliance is justified because:

-the minor modifications for internal fit-out propose no increase in floor space to the previously approved grocery store. The proposed non-compliant internal floor area of 64 sq m is largely driven by the existing premises and will ensure an efficient internal layout and service area.

- there is no proposed intensification of the land use.

- there is no proposed demolition or rebuilding of existing structures.

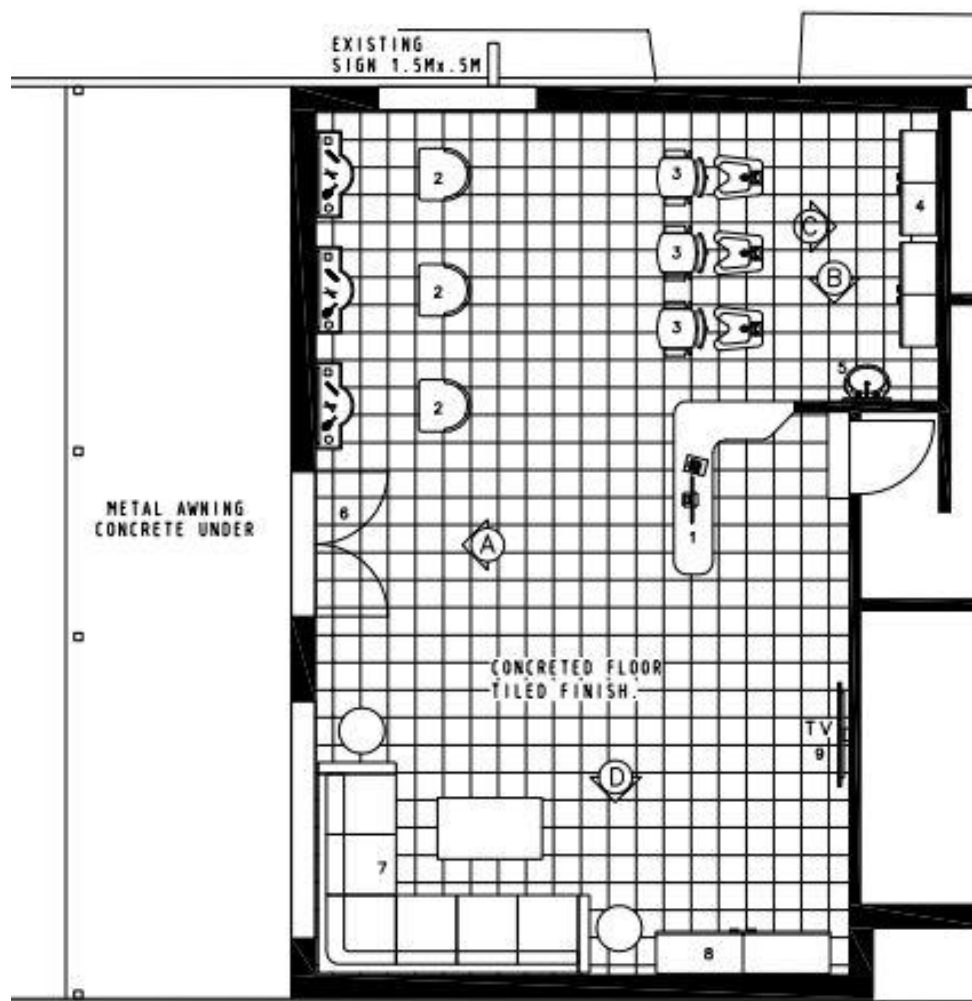
- it better meets the need for the business owner/s and their customers.

- it provides for easily accessible and improved health and well-being services which will reasonably satisfy the needs of the current and future residents.

- it will enable full participation in social and personal wellness opportunities for the local residents.

- the proposed 3 staff members will promote employment opportunities across the Bankstown local community.

- the proposal will have minimal effect on the surrounding area.



Proposed Floor Plan: 75 Horsley Road Panania NSW 2213

Pursuant to Bankstown Development Control Plan 2015– Introduction 5 March 2015 (Amended July 2016) Principle 7: Amenity, the proposed development:

- aims to provide improved amenity through the physical, spatial and environmental quality through good design.
- optimises amenity with appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor space, an efficient layout and service areas, outlook with ease of access for all age groups and degrees of mobility.

Pursuant to Bankstown Development Control Plan 2015–Introduction 5 March 2015 (Amended July 2016) Principle 9: Social dimensions, the proposed development:

- aims to provide good design to respond to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities and provide for the desired future community.

We request that any non-compliance be granted in this instance.

General Site Analysis

The proposal is broadly consistent with the key objectives of Canterbury-Bankstown Council's Bankstown Local Environmental Plan 2015:

- 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.

A site analysis has identified, that in terms of the key objectives of the LEP, the proposed hair and beauty salon is harmonious with the other commercial businesses in the locality, given that an approved mixed grocery shop was previously operating from the premises.



Google Maps 2022

Carson Street View- 77 Horsley Road Panania NSW 2213

Other businesses in the area include:

- Industrial/commercial business with storage operating on the opposite corner at 75 Horsley Road, Panania NSW 2213.



Google Maps 2022

Carson Street View- 75 Horsley Road Panania NSW 2213

Stormwater Management

The development maintains the existing stormwater provisions.

Hours of Operation

The proposed hours of operation for the business are:

- 8am to 5pm Monday to Friday
- 9am to 2pm Saturday
- No trading on Sundays or public holidays.

Neighbourhood Amenity

It is anticipated that reasonable neighbourhood amenity would be maintained in the locality.

Staff

The proposed business will employ 3 staff members in addition to the permanent resident business owner.

Mining Subsidence

Based on currently available information, under the *Mine Subsidence Compensation Act 1961*, the subject site is not identified as in a mine subsidence district.

Proposed Hair and Beauty Salon Design

The proposed development has been designed to ensure compatibility with the existing building style, to not visually dominate the streetscape while providing a home-based beauty

and hair salon, reception and waiting area to meet the commercial needs of the business owner.

The selected materials and finishes will match and complement the existing building and is in keeping with neighbouring premises. The building entrance is clearly defined. The existing signage will be updated to reflect the new business.



Source: Google Maps 2022

Street View to East: 75 Horsley Road Panania NSW 2213

Environmental Health

The proposed development is considered suitable in relation to the prevention of air pollution, storage of garbage and hazardous materials and the protection of neighbour amenity with respect to lighting, noise and operation.



Source: Google Maps 2022

Street View to West: 75 Horsley Road Panania NSW 2213

Privacy, Views and Over-Shadowing

The proposal is not expected to pose any additional effect to privacy, loss of views or overshadowing to neighbouring businesses and dwellings. No change of height to the existing building is proposed.

Basix

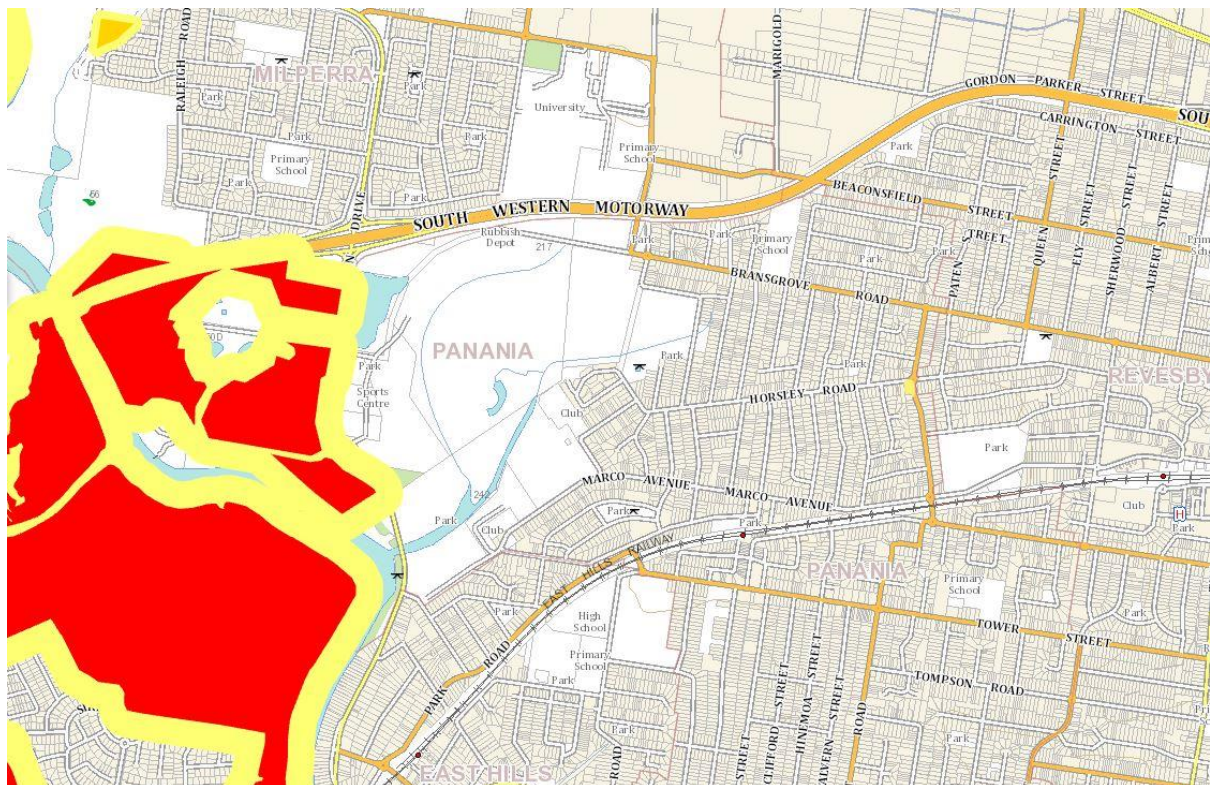
A BASIX certificate is not required for this submission.

Flood Planning

The land has not been identified as flood affected nor subject to flood related development controls.

Bushfire Prone Land

Based on currently available information, the subject site is not located within a designated bush fire prone area.



Source: NSW Planning Portal 2022

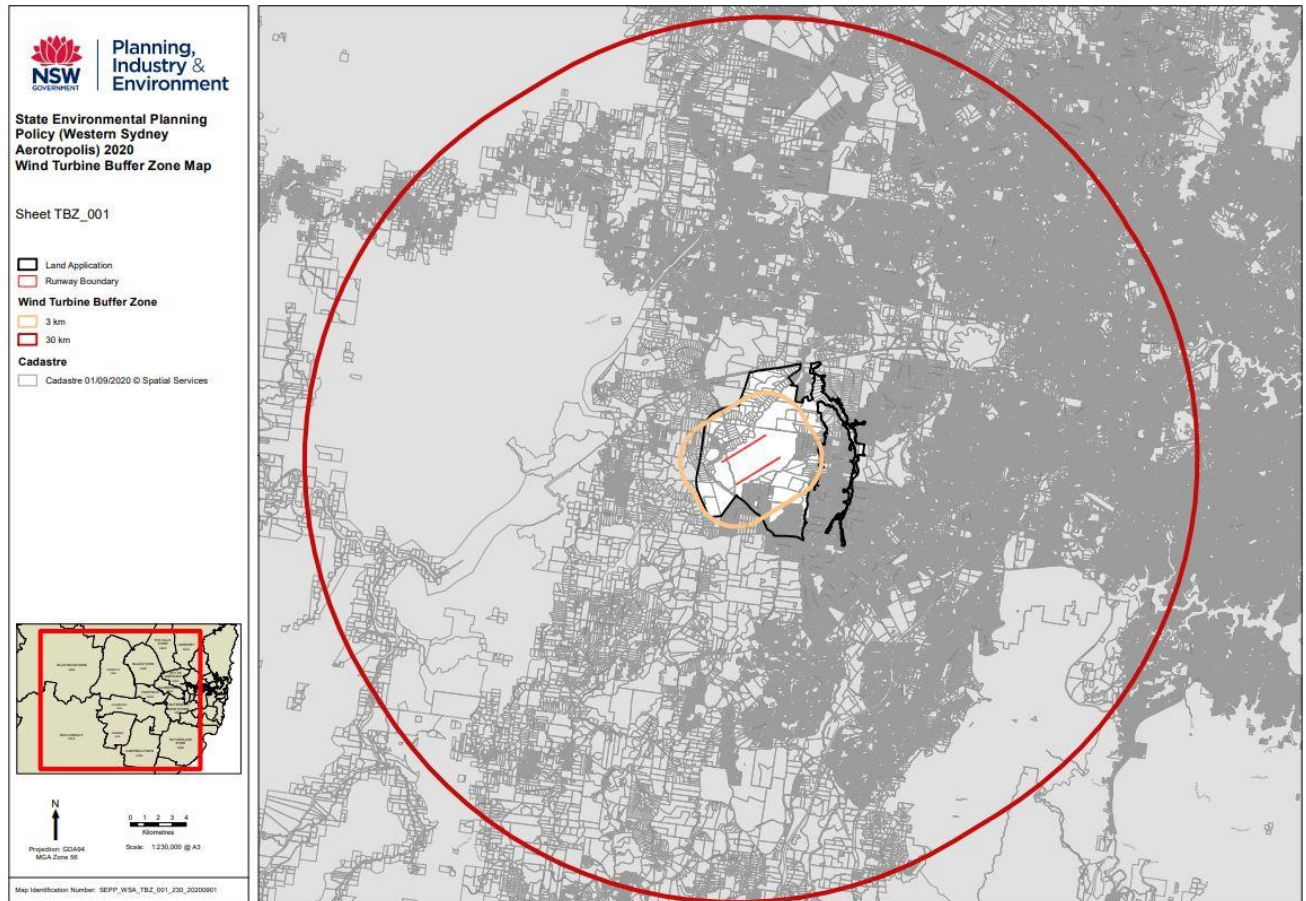
Bushfire Map: 77 Horsley Road Panania NSW 2213

Local Provisions- Wind Turbine Buffer Zone

Under State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 [NSW] Part 3 Development controls—Airport safeguards - Part 3 Development Controls— Airport safeguards: Cl 22 Wind turbines (1) The objective of this clause is to regulate the

construction of wind turbines and wind monitoring towers on land within 30 kilometres of the Airport.

No wind turbine or wind monitoring towers are proposed as part of this development.

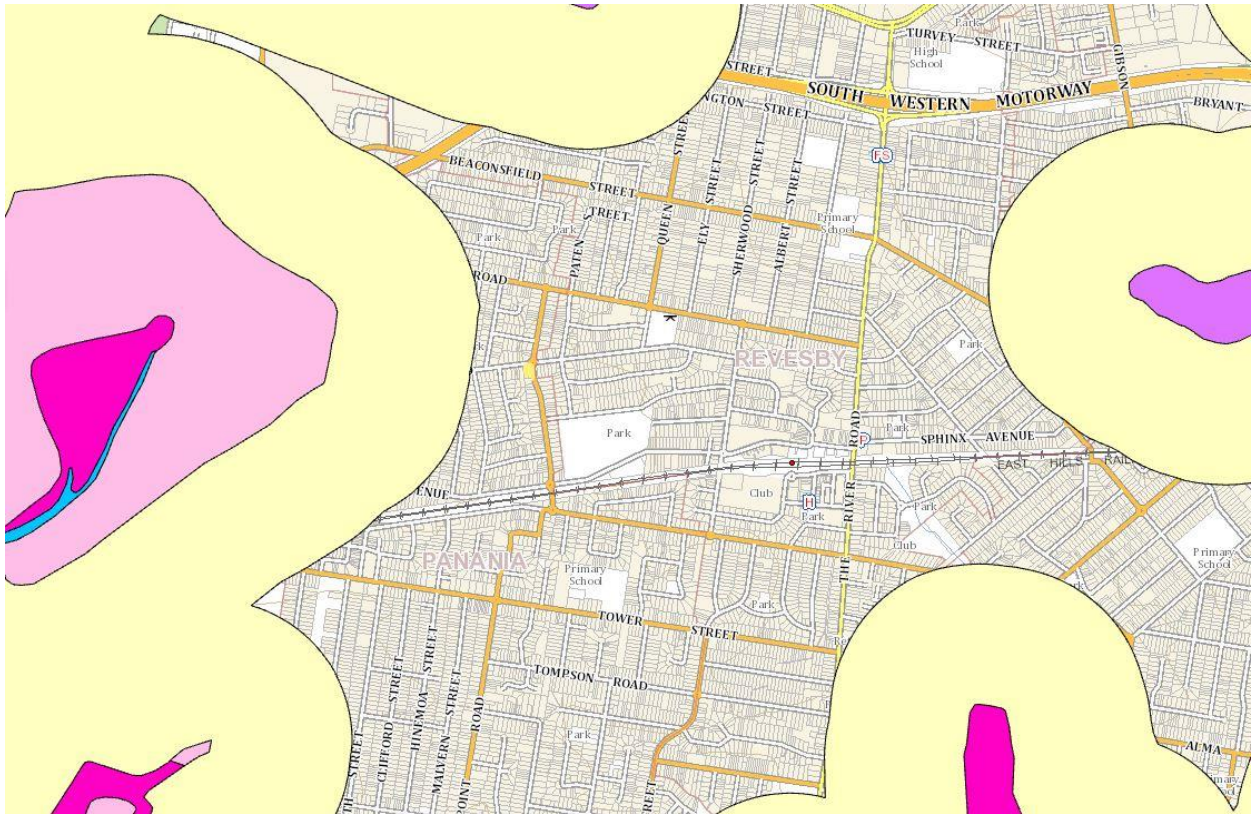


Source: NSW Planning Portal 2022

Wind Turbine Buffer Map: 75 Horsley Road Panania NSW 2213

Acid Sulphate Soils

Based on currently available information, the subject site is not located within a designated Acid sulfate soil area.



NSW Govt Planning Portal 2022

Acid Sulfate Soils Map: 75 Horsley Road Panania NSW 2213

Noise

Noise generating equipment for the proposed hair and beauty salon will be minimal and located within the salon to protect the acoustic amenity of residential neighbours.

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal is not expected to generate additional noise which would affect the adjoining properties or neighbourhood.

Traffic and Car Parking

The site provides 2 onsite spaces for resident parking in the site's Carson Street frontage. There is adequate street parking for staff and customers.

The proposed development will have minimal effect on traffic or parking in the surrounding area. No detrimental external impact including traffic generation, parking strain or risks to public safety is anticipated.

Landslip or Subsidence Prone Land

Council records do not indicate land slip or subsidence is likely to restrict development on this land.

Odour- Avoidance and Mitigation Strategies

The business operators will employ industry best management practices from the outset to prevent or minimise impacts upon neighbouring land uses under normal operating conditions.

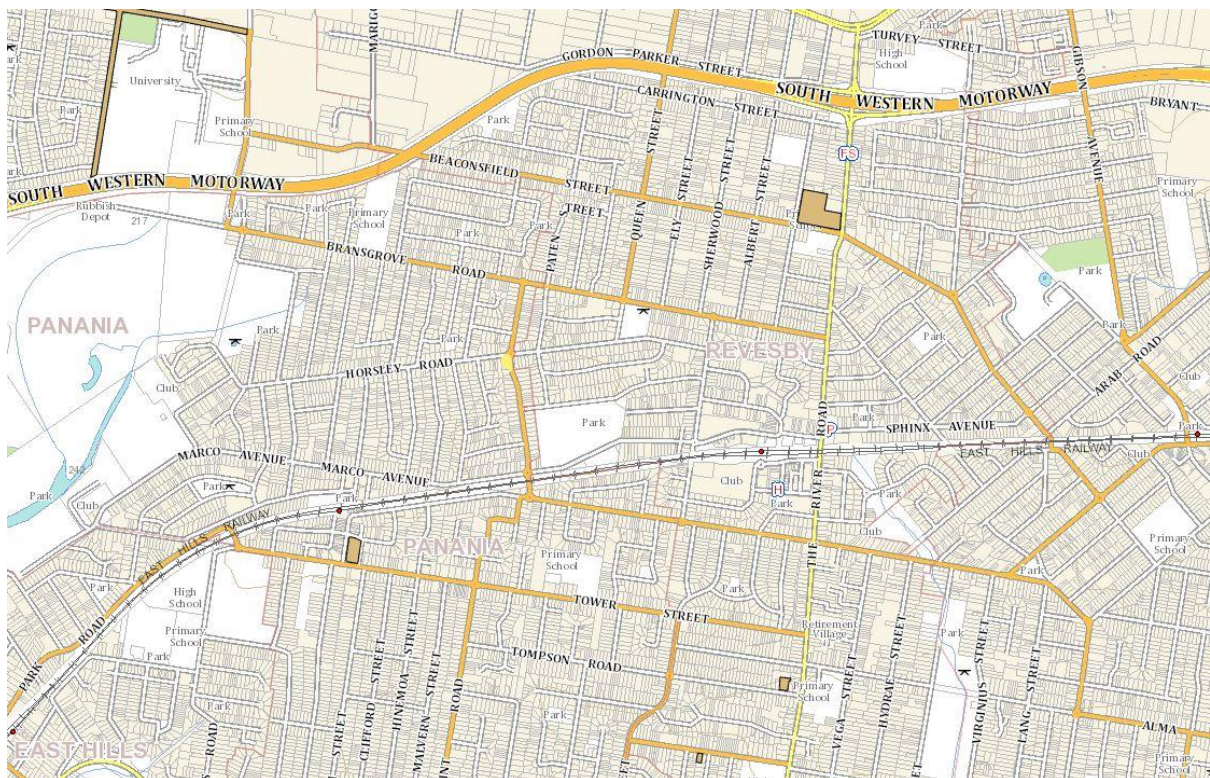
Erosion and Sediment Control Measures

Measures will be taken to mitigate any impact upon waterways, trees and vegetation on neighbouring land in order to minimize environmental impact from the proposed development.

Environmental Heritage

The subject property has not been identified as having an item of environmental heritage situated on the land nor is the land in a conservation area.

No tree removal or significant changes to the surrounding landscaping on the site are proposed as part of this development.



NSW Govt Planning Portal 2022

Heritage Map: 75 Horsley Road Panania NSW 2213

Waste Management

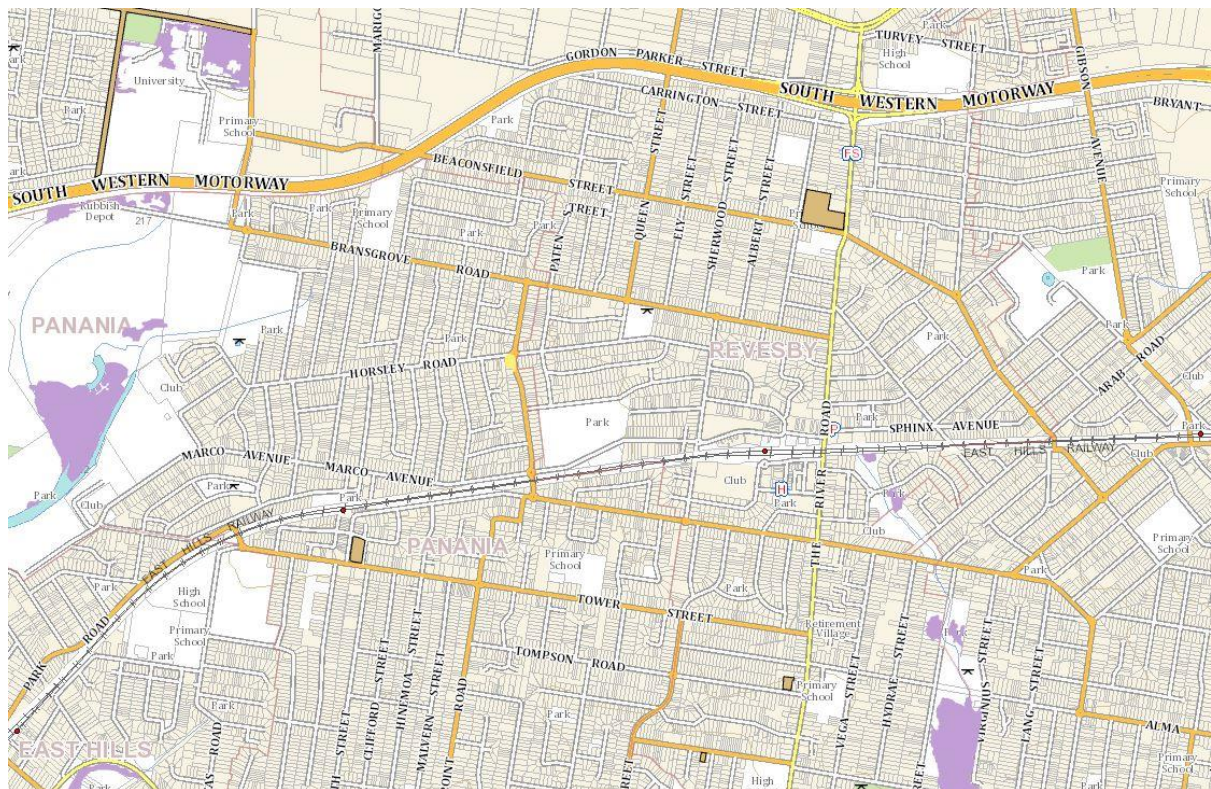
The waste generated by this project will be managed in accordance with the Waste Management Plan. A waste storage area is to be provided to store bins for general waste and recyclables, having regard to the size of development and intensity of use.

During construction, all waste will be collected on site, sorted and recycled where possible.

Refer to Waste Management Plan, included in submission.

Biodiversity, Riparian Lands and Watercourses

Under Part 8 of the Biodiversity Conservation Act 2016, the subject site is not biodiversity certified land.



NSW Govt Planning Portal 2022

Biodiversity Map- 75 Horsley Road Panania NSW 2213

Conclusion

The subject land is located within Zone R2: Low Density Residential pursuant to the provisions of Bankstown Local Environmental Plan 2015. The proposal does not include significant alterations to the envelope of the existing building or facade.

The proposed home-based hair and beauty business and the fit-out of a new reception, waiting area and salon for the existing shop at 75 Horsley Road Panania NSW 2213 is compatible with the character of the surrounding streetscape and neighbourhood of Panania.

The proposal responds to the social context and needs of the local community in terms of lifestyle and access to personal care and well-being facilities.

The application will not result in any significant impact on the environment or the amenity of nearby businesses or residents. An assessment of the proposed development has not identified any unreasonable adverse environmental impact likely to arise as a result of the proposal.

It is the conclusion of this Statement of Environmental Effects that the proposed development, in its current form, broadly satisfies the general objectives and aims outlined in the Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015 to provide for the needs of the community within a Low Density Residential environment and is worthy of Council's support.