

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Proposed Grocery Store and Butcher Shop

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**At**

**166 HALDON STREET**

**LAKEMBA, NSW 2195**

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Prepared by



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## DRAWING SCHEDULE

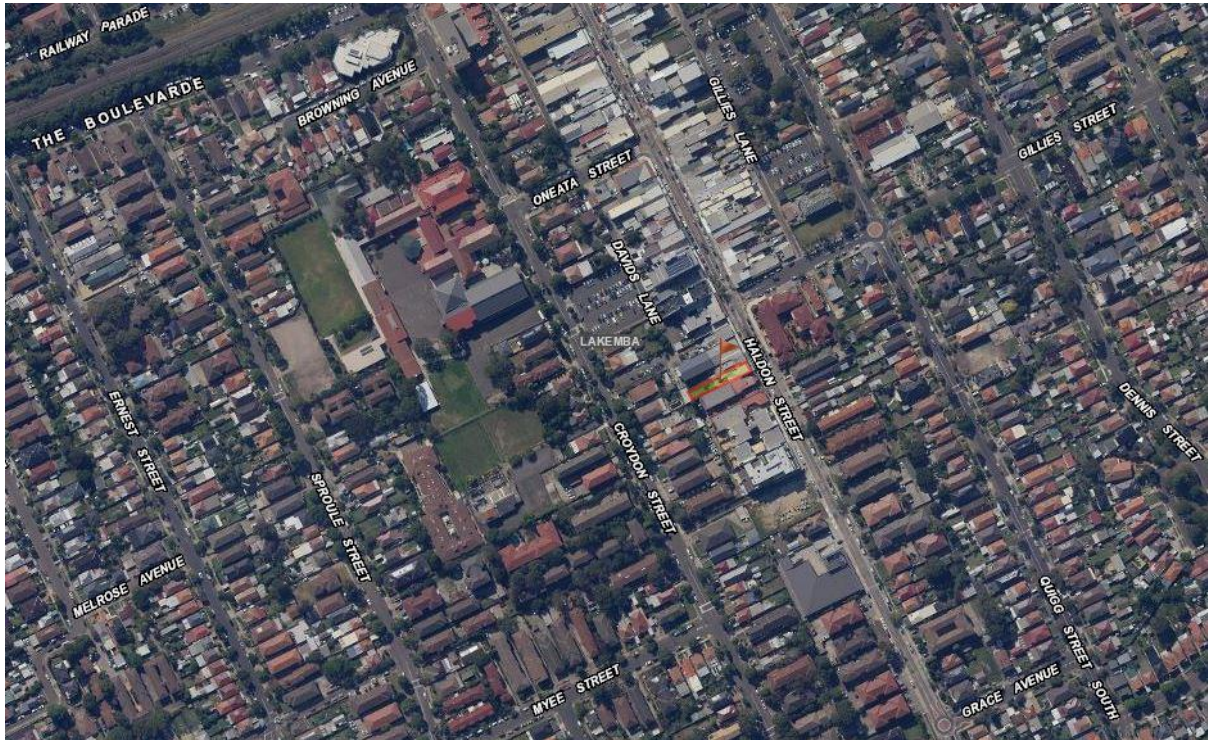
PLAN NO:	TITLE	SCALE
DA-01	COVER PAGE	NTS
DA-02	EXISTING & PROPOSED SITE PLAN	1:200
DA-03	EXISTING GROUND FLOOR PLAN	1:100
DA-04	PROPOSED GROUND FLOOR PLAN	1:100
DA-05	UPPER FLOOR PLAN (EXISTING) & SECTION A-A	1:200
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## ILLUSTRATION PAGE

FIG .1.            MAP OF AREA

## **1.0 INTRODUCTION**

**1.1** This Statement of Environmental Effects has been prepared on behalf of the owners of the subject property, Lot 1, in DP 604965 known as 166 Haldon Street, Lakemba-2195 in response to Council's letter dated 8<sup>th</sup> April 2022.



**Fig 1. Map of Area**

**Source: Six Maps**

The Statement is intended to assist Canterbury Bankstown Council in its assessment of the development application by providing details of the proposal and an assessment against the provisions of the governing planning instruments being Canterbury local Environment Plan 2012 and the Canterbury Development Control Plan 2012.

Also included in the Statement is an assessment of the application against the provision of section 79C of the Environmental Planning and Assessment Act 1979 (as amended).

The Statement should be read in conjunction with the architectural drawings attached.

## **2.0 SITE ANALYSIS**

**2.1** Access to the subject site is gained via a Right-of-Way off Haldon Street from the front.

**2.2** The allotment is described as Lot 1, IN DP 604965 known as 166, Haldon Road, Lakemba NSW-2195.

**2.3** The site is regular shaped (rectangle) lot; the frontage towards the Road is 7m and the rear boundary is 8m each and both side boundaries are 50 m each.

**2.4** The site is under zone **B2 (Local Centre)**. The adjoining properties also belong to the same B2 zone.

**2.5** The site is sloped 1m slightly towards the rear of the property.

**2.6** No trees are proposed to be removed as a part of development. No plant species are to be harmed by the proposal.

**2.7** All the deliveries and current shop functionality are proposed to be used as existing.

**2.8** Existing internal toilets are provided for the use of staff and customers.

**2.9** Refer to Traffic Impact Assessment prepared by Park Transit Pty Ltd accompanying this application.

## **3.0 DEVELOPMENT PROPOSAL**

### **Existing:**

The Butcher shop at the front of the subject property is approved and running as per Canterbury Bankstown Council. This Butcher shop is approved by Robert Terentis Accredited Certifiers (Principal Building Certifiers) dated 05/09/2020, CDC reference No. is 200041/01.

### **Unauthorized Structure:**

The Owner of the shop has created a dining area at the rear, comprising of timber floor and steel roof which is unauthorized. This dining area is not in the development consent and it is not approved by the council.

For this unauthorized structure, Council has inspected a site and issued an order letter, refer to Appendix A.

### **Proposed:**

The approved Butcher shop is retained for its use, whereas the unauthorized dining area is proposed to be demolished and rebuilt with increased clear height of 3.4m as per DCP controls, which will be used as a Grocery Store. For mobility access to the proposed grocery store an access ramp 1.6m

wide is proposed. Refer to BCA compliance assessment prepared by BCA vision Pty Ltd as part of this DA lodgment.

- The proposed ramp has a gradient of 1:14 as per AS 1428.1-2001.
- The existing Grease Trap and Bin Storage area is a part of seeking approval of unauthorized structure.

Butchery shop (Approved) and Grocery shop (proposed) is under the same Ownership.

Time of Operation: 9 AM to 11 PM

No. of Staff: 4 Persons.

The Upper Floor Plan is not a part of the seeking approval process.

## **4.0 ZONING AND PLANNING CONTROL**

The subject site is zoned “**B2 Local Centre**” pursuant to the Canterbury Local Environmental Plan 2012.

### **Zone B2 Local Centre**

#### **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximize public transport patronage and encourage walking and cycling.
- To facilitate and support investment, economic growth and development for active, diverse and well-designed centers.

#### **2 Permitted without consent**

Home occupations

#### **3 Permitted with consent**

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

#### **5.0 CONCLUSION:**

The existing Butchery shop is approved and the proposed Grocery store is seeking approval.

The development proposed has been designed to meet the functional requirement complying with council in general. The proposed seeking approval (Grocery Store) does not impact the surrounding environment or/and create any adverse impact on the environment. So we expect DA Application approval and deserve Council's favourable consideration.