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STATEMENT OF ENVIRONMENTAL EFFECTS

**73 Auburn Road, Birrong
NSW 2143**

PROPOSED COMMUNITY FACILITY

Prepared for:	MAM Projects
Date Prepared:	November 2022
Revision:	1.0
Canterbury-Bankstown Development Application #:	TBA

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Introduction

This Statement of Environmental Effects has been prepared to accompany a development application for a proposed community facility development at 73 Auburn Road, Birrong.

The proposed community facility is a permissible development with consent in the R2 Low Density Residential Zone under the provisions of the *Bankstown Local Environmental Plan 2015*.

The Development Application is supported by this Statement of Environmental Effects and is to be assessed in conjunction with the following plans/documentation:

- Architectural plans prepared by MAM Projects, Job No: 22007, Revision A, dated 31/10/2022.

This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to detail the proposed development, review the applicable planning regime relating to the works, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report.

The design of the proposed development has considered the character of the locality in respect to height, size, bulk, scale, setbacks, materials and finishes. The proposal is sympathetic to the amenity of adjoining dwellings in respect to privacy, solar access, acoustic privacy and visual impact.

As the assessment of the proposal has not identified any significant environmental or amenity impacts it is concluded that the development is acceptable and worthy of the support of Canterbury-Bankstown Council.

Background and Existing Conditions

The subject property is located within the Canterbury-Bankstown Local Government Area (LGA) and may also be identified as Lot 2 DP 20827. The property is rectangular in shape with a site area measuring 551.8m² in size and has primary frontage to Auburn Road measuring 13.175m.

The site is currently occupies a single storey dwelling, ancillary structures and vegetation and has a minor fall to the rear of the site.



Figure 1: Location of the Subject Property

Source: NSW Planning Portal (November 2022)

URL Ref: <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

The property is located within and subject to the planning policies of the Bankstown Local Environmental Plan 2015 and the R2 Low Density Residential zone. Surrounding the properties are similar land uses in low density residential lots and local neighbourhood shops along Auburn Road as well.

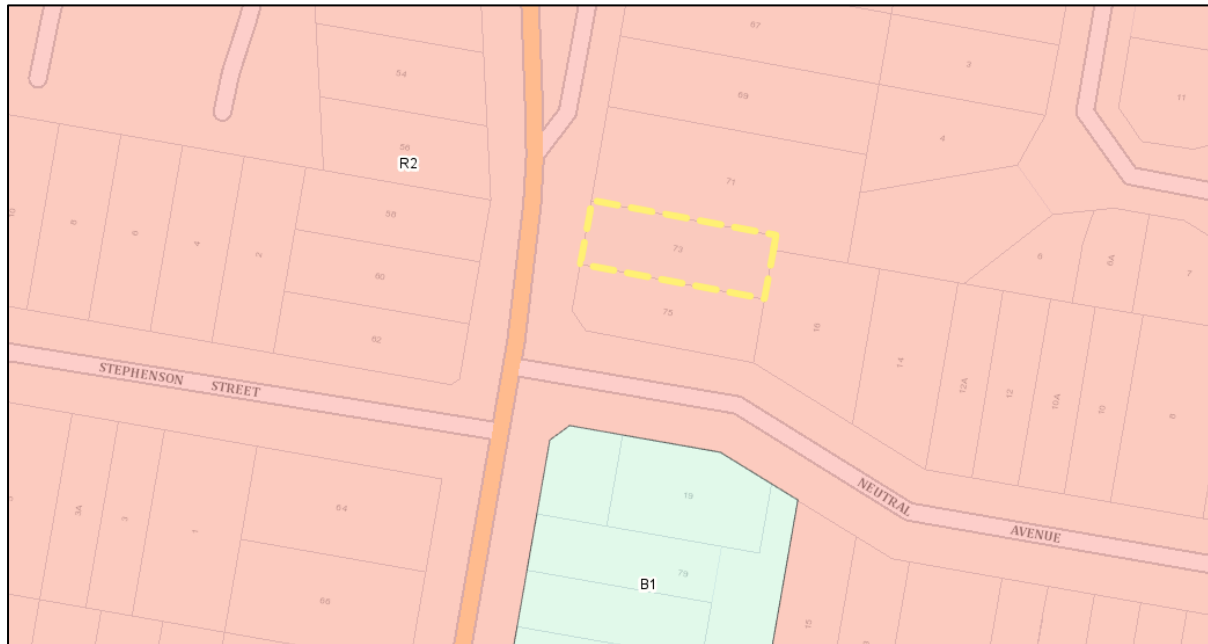


Figure 2: Local Zoning Plan of the Subject Property

Source: NSW Planning Portal (November 2022)

URL Ref: <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

Development Proposal

The proposal primarily seeks the construction of a community facility development which specifically consists of the following:

Demolition

- Demolish existing dwelling and ancillary structures
- Removal of existing tree

Community Facility

- Single storey
- Features: entry, office, lobby, open space, kitchen area, disables, female and male toilets, comms room, outdoor area
- Landscaping in front and rear
- 1x disabled parking space at front of building

Plans of the proposed community facility are reproduced below:

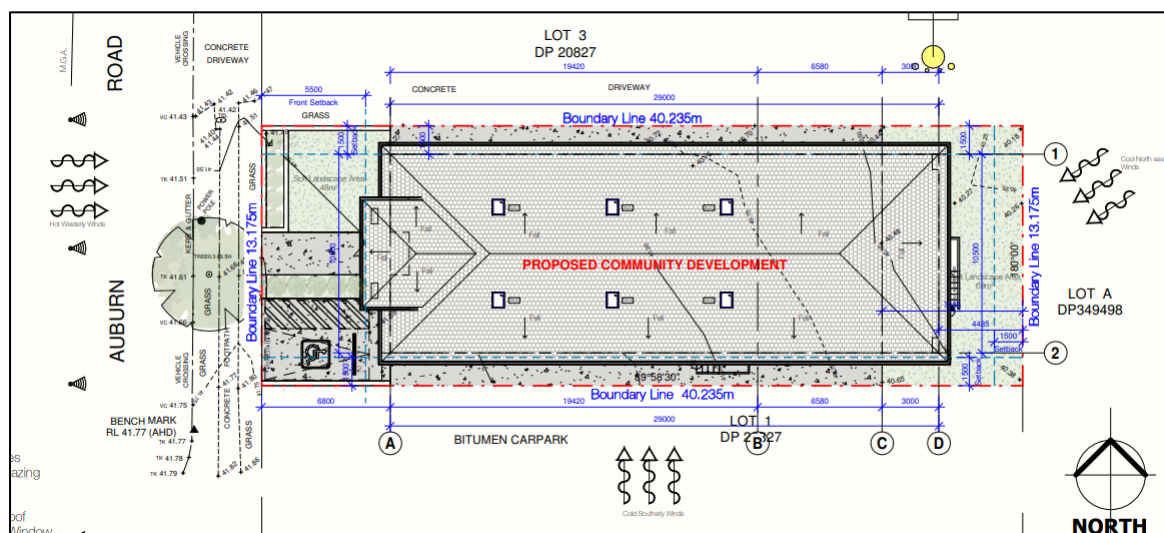


Figure 3: Proposed site plan
Source: MAM Projects (October 2022)

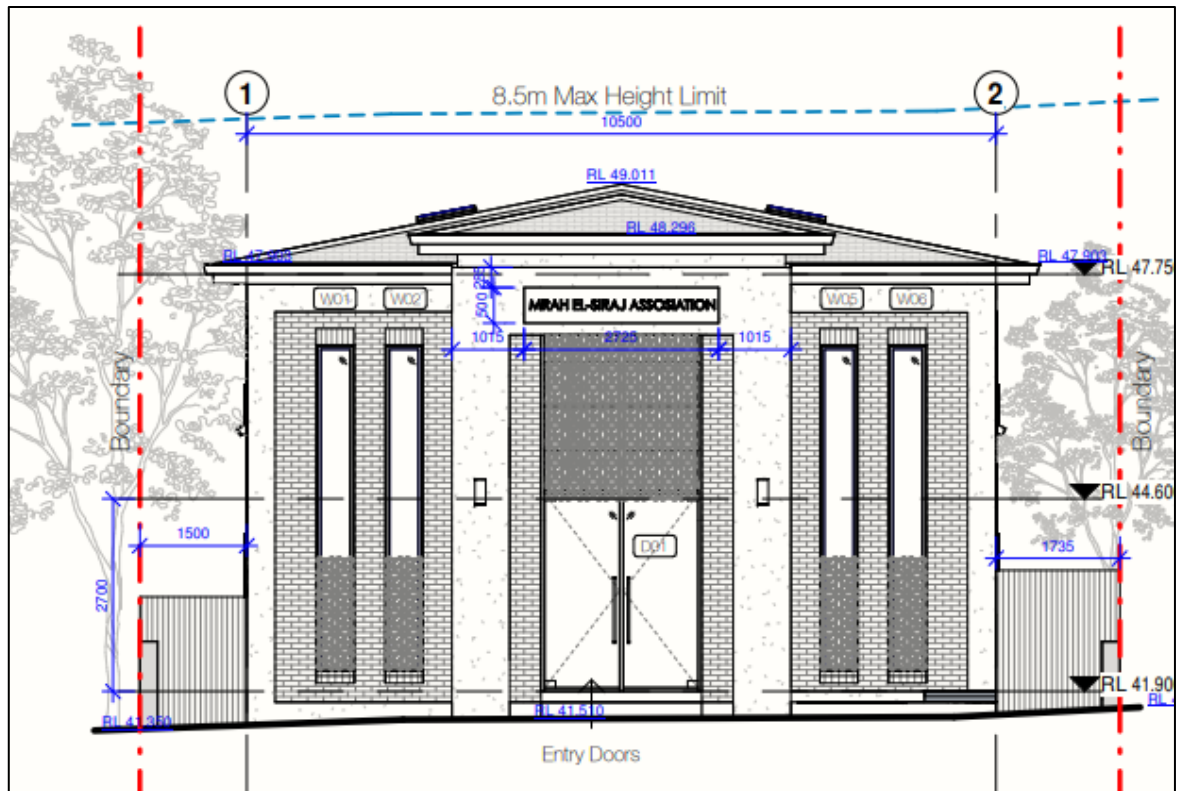


Figure 4: Proposed front elevation
Source: MAM Projects (October 2022)

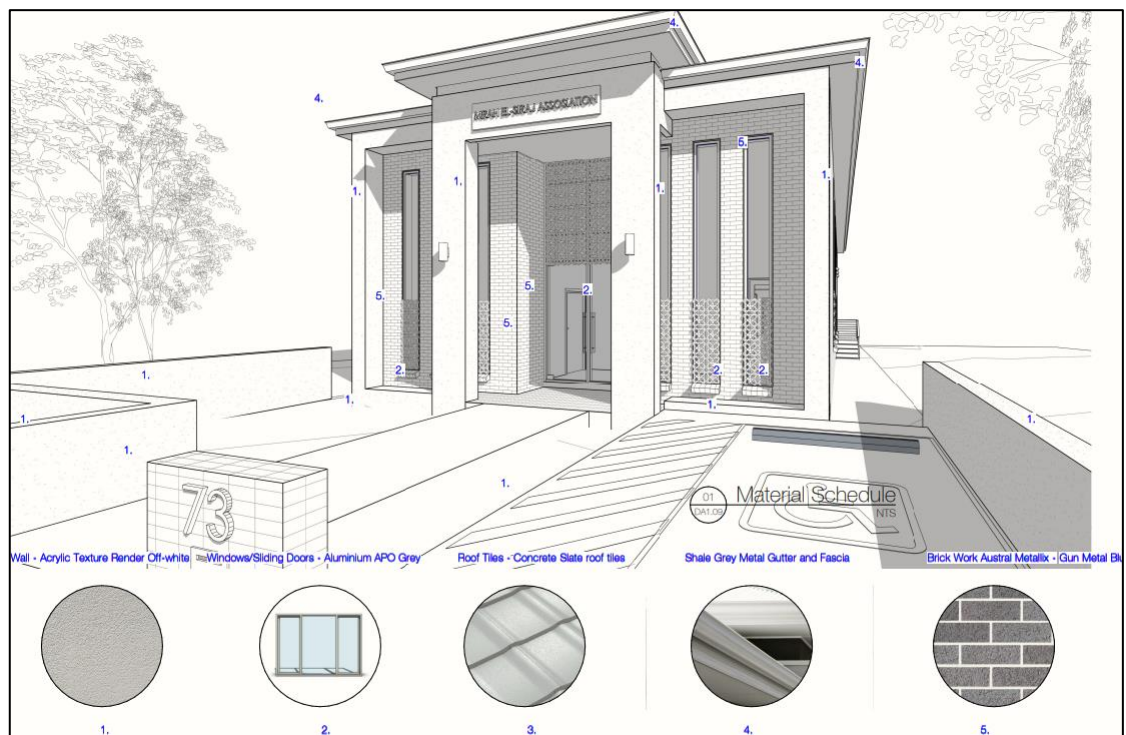


Figure 5: Proposed materials and 3D perspective
Source: MAM Projects (October 2022)

Environmental Assessment

The proposal has been assessed under Section 4.15 (1) of the *Environmental Planning and Assessment Amendment Act, 1979*.

The following planning instruments and controls are relevant to the assessment of this proposal:

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021;*
- *Bankstown Local Environmental Plan 2015; and*
- *Bankstown Development Control Plan 2015*

Section 4.15 (1)(a)(i) Environmental Planning Instruments

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The application has been assessed against the requirements of the Policy and includes a BASIX Certificate for the proposed building.

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 requires that consent must not be granted to the carrying out of any development on land unless Council has considered whether the land is contaminated or requires remediation for the proposed use.

Considering the existing historical residential use of the property, no obvious site contamination is evident, and a land contamination assessment is not considered necessary.

Parramatta Local Environmental Plan 2019

R2 Low Density Residential

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 other development not specified in item 2 or 3

Response:

The proposed community facility is a permissible development under the R2 zone of the Bankstown LEP 2015. Regarding the zone objectives - the proposal is considered to enable other land uses that provide for needs of residents that is compatible community within a low density residential environment.

There is expected to be minimal impact on the local built and natural environment. The development will be carried out using best practices, sustainable design methodology and constructed using high quality materials.

Bankstown Local Environmental Plan 2015

Relevant provisions of the Bankstown LEP 2015 are considered below:

LEP Principal Development Standard	Proposal	Compliance
<i>4.1 - Minimum subdivision lot size</i> 3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. Minimum subdivision lot size: 450m ²	N/A subdivision not proposed.	N/A
<i>4.3 - Height of Buildings</i> The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Max. Building Height = 9m	Height of the proposed building is well below the maximum requirement of 9m.	Yes

4.4 - Floor Space Ratio (FSR) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. Max FSR = 0.5:1	Total FSR calculated is 253m ² Equating to 0.45:1 of the site.	Yes
Part 5 Miscellaneous Provisions		
5.10 - Heritage Conservation	Not located within conservation area and not a heritage item.	N/A
5.11 - Bush fire hazard reduction	The application does not propose any bushfire hazard reduction work.	N/A
5.21 - Flood Planning	The site is not indicated as flood prone.	N/A
Part 6 Additional local provisions		
6.1 - Acid Sulphate Soils	The site is not affected by Acid Sulphate Soils.	N/A
6.2 - Earthworks	The proposed development incorporates cut and fill that ensures minimal disturbance to the ground and will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Yes

Section 4.15 (1)(a)(iii) Development Control Plans

Bankstown Development Control Plan 2015 (BDCP)

Relevant provisions of the Bankstown DCP 2015 are considered below:

DCP Control	Proposal	Compliance
Part B4 – Sustainable Development		
Section 2 – Water Conservation Controls All taps, showerheads, toilet suites (cisterns, urinals) used in the development must be rated to at least 4 stars under the National Water Efficient Labelling and Standards (WELS) Scheme.	Noted, to comply.	Yes

<p>Section 3 – Energy Minimisation Controls The following energy efficiency measures are mandatory, and must be incorporated into the building design:</p> <p>(a) Measures to maximise solar access and natural lighting. The building should be designed and oriented to maximise solar access and natural lighting. This should be done by:</p> <ul style="list-style-type: none"> (i) orientating the building so that its longest side is on the east west axis (where possible); (ii) maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building); (iii) warehouses must be fitted with skylights to 10% of the roof area; and (iv) consider and include where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features. <p>(b) Measures to maximise natural heating, cooling and ventilation. The building should be designed to minimise the need for mechanical heating and cooling (air conditioning). This must be done by:</p> <ul style="list-style-type: none"> (i) ensuring that all windows are rated to at least four (4) heating stars under the Australian Windows Councils Windows Energy Rating System (windows must also satisfy Australian Standard 2047 for air infiltration performance); (ii) incorporating external shading devices (e.g. overhangs or shutters) into the design of the building for all west facing windows; (iii) consider and incorporate where possible other features to maximise natural ventilation, including: use of openable windows, grills or vents, use of high level ventilation to 	<p>Noted, to comply.</p> <p>Noted, to comply.</p>	<p>Yes</p> <p>Yes</p>
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<p>release warm air as it rises, use of fans and the use of ridge vents and cowlings on the roof; and</p> <p>(iv) include appropriate insulation. Insulation should be provided that meets the following standards: Walls: R = 1.5 or greater; Floors: R = 1.0 or greater; Roof /Ceiling: R = 2.5 or greater</p> <p><u>Energy efficient air conditioning</u></p> <p>(a) Where mechanical heating and cooling (i.e. air conditioning) is required, energy efficient systems must be used. Options include:</p> <p>(i) SEDA rated air conditioners (note: the SEDA rating scheme for air conditioners only applies to those up to 7.5kW. These are mainly appropriate for domestic and household use. However those uses that do use air conditioners of this capacity should select a SEDA rated appliance); or</p> <p>(ii) where systems that exceed 7.5kW power output are required, air conditioning systems that comply with the Minimum Energy Performance Requirements in Australian Standard 3823.2 should be selected.</p> <p><u>Energy efficient lighting and lighting control systems</u></p> <p>(a) Energy efficient lighting must be used in the development. The following lighting options should be specifically considered and incorporated unless they are not suitable for the development:</p> <p>(i) use of compact fluorescent or tubular fluorescent lamps, instead of standard incandescent bulbs; (</p> <p>(ii) use of triphosphor fluorescent instead of halophosphor fluorescent lights;</p> <p>(iii) use of electronic ballast instead of magnetic ballasts in fluorescent lights;</p>	<p>Noted, to comply.</p> <p>Noted, to comply.</p>	<p>Yes</p> <p>Yes</p>
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<ul style="list-style-type: none"> (iv) use of compact fluorescent or low voltage tungsten halogen lights instead of tungsten spotlights; (v) use of solar powered or metal halide or sodium discharge lamps for outside areas such as car parks; (vi) (for industrial applications) use of high pressure sodium lamps instead of mercury vapour lamps for high intensity discharge lighting; (vii) Use of energy efficient starters. <p>(b) Lighting control systems should be developed having regard to energy efficiency. The following matters should be considered and incorporated unless found not to be feasible:</p> <ul style="list-style-type: none"> (i) designing lighting systems to match the level of lighting that is required; (for example, warehouses with skylights installed in the roof should also link the lighting to photoelectric dimming devices); (ii) use of lighting controls to ensure that lights are used only where and when they are needed. For example, timed switches or occupancy detectors in areas with only sporadic uses, and that switch off after hours; (iii) use of reduced voltage lighting systems. 	<p>Noted, to comply.</p>	<p>Yes</p>
Part B5 - Parking		
<p>No specific controls for community facilities.</p>	<p>It is noted that a public car park adjoins the subject property on 75 Auburn Road that comprises of 26 car parking spaces that includes motorcycle parking spaces.</p> <p>The community facility will rely on this public parking and on-street parking.</p> <p>The community facility also provides 1x accessible car parking spaces at the front of the development.</p>	<p>Yes</p>

Part B11 – Tree Management Order		
<u>Works Requiring a Permit</u>		
<p>(a) A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.</p> <p>(b) Development consent is required to remove any tree:</p> <ul style="list-style-type: none"> - located on a property listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; or - located on biodiversity lands listed on the Biodiversity Protection Map under the Bankstown Local Environmental Plan 2015. 	<p>Tree in rear of property is proposed to be removed. Appropriate measures will be taken.</p>	<p>Noted</p>
<u>Prescribed Trees</u>		
Applies to the following trees:		
<p>(a) All trees that are 5.0 metres or more in height; and</p> <p>(b) All mangroves, regardless of size; and</p> <p>(c) All trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Biodiversity Conservation Act 2016; and</p> <p>(d) All trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; and</p> <p>(e) All trees, regardless of size, located on lands included on the Terrestrial Biodiversity Map under Bankstown Local Environmental Plan 2015; and</p> <p>(f) All trees, regardless of size, located on properties listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; and</p> <p>(g) All trees, regardless of size, located in the foreshore area under the Bankstown Local Environmental Plan 2015.</p>		
<u>Exemptions</u>		
Despite clause 2.3, this does not apply to:		

(a) Trees located within 3.0 metres of the external wall of an approved dwelling, not including a secondary dwelling. The distance shall be measured from the external wall of the approved dwelling to the centre of the trunk of the tree at 1.4 metres above ground level		
Part B13 – Waste Management and Minimisation		
All development applications are to be accompanied by a Waste Management Plan prepared in accordance with the Waste Management Guide for New Developments and the Bankstown Demolition and Construction Guidelines.	Noted to comply.	Yes

Section 4.15 (1)(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

It is considered that the proposed development will have minimal environmental impact onto the natural and built environment of the subject site and its surrounding neighbouring properties. The design and construction of the building is proposed to complement the existing streetscape of Auburn Road. Appropriate measures and will be implemented to ensure the adjoining residential properties amenity are not impacted in terms of privacy and acoustics. Parking for the community facility will be off property, through the adjoining public car parking spaces, as well as on-street parking.

As such, the proposed community facility is intended to benefit the subject site, the owners of the property and compliment the streetscape with minimal impact onto adjoining properties.

Further, during construction, noise and building impacts will be minimised through observance of the requirements of the Environmental Protection Authority and Local Authorities. All noise emissions will comply with Australian Standards. As such the proposed development poses minimal detrimental impacts on both the natural and built environments.

Section 4.15 (1)(c) Suitability of the Site for the Development

The site is considered to remain suitable for the proposed development, owing largely to:

- The proposed community facility is a permissible form of development which meets the objectives of the zone R2 Low Density Residential;
- The proposal is consistent with the objectives and relevant development standards of the Bankstown Local Environment Plan 2015;
- The proposal meets the requirements and objectives of the Bankstown Development Control Plan 2015; and
- The development will have minimal significant environmental, social or economic impacts onto adjoining properties.

Section 4.15 (1)(d) Any submissions made in accordance with this Act or the regulations

Council is responsible for the referral of the application to relevant Government bodies and to adjoining owners. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

Section 4.15 (1)(e) Public Interest

Given that the relevant issues have been addressed with regard to the public interest as reflected in the relevant planning policies and codes, the development is unlikely to result in any adverse impact to the public interest in the circumstance of the case, particularly noting the predominantly compliant nature of the proposal.

Conclusion

It is concluded that the development proposal to seek council approval, for the proposed community facility at 73 Auburn Road, Birrong. The proposal is supported on the following grounds:

- A Development Application is submitted to the Canterbury-Bankstown Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application;
- The proposal is suitable for the R2 Low Density Residential zone and meets the current zoning objectives;
- The proposal meets the requirements of the Bankstown Local Environment Plan 2015 and the Bankstown Development Control Plan 2015;
- There will be minimal adverse social, economic or environmental impacts;
- Impacts to the amenity and character of the surrounding established area are negligible; and
- The proposal is considered acceptable in terms of Section 4.15 of the *Environmental Planning and Assessment Act 1979*.