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STATEMENT OF ENVIRONMENT EFFECTS

Shop 3, 360 Hector St Bass Hill NSW 2197

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January 2022

Statement of Environment Effects

Shop 3, 360 Hector St Bass Hill NSW 2197

EXECUTIVE SUMMARY:

This Statement of Environmental Effects is prepared in support of a Development Application for the proposed food and drinks premises.

This site is located within an established high density residential area. This site is zoned B1 Low Neighbourhood centre as per the Bankstown Local Environmental Plan 2015.

Refer to the below images illustrating the context and zoning of the site:



IMAGE 1: Subject Site - Aerial Map (GoogleEarth)

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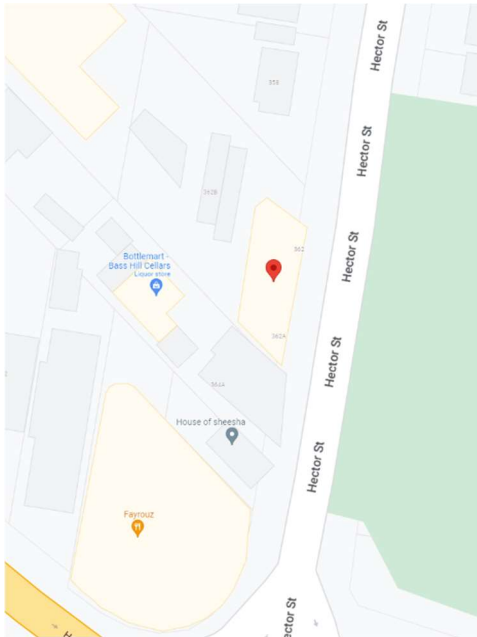


IMAGE 2: Subject Site – Street Map (Google Maps)



IMAGE 3: Subject Site – Street View (Google Street View)

DESCRIPTION OF PROPOSAL:

The subject Development Application seeks approval for food and drinks premises within the existing structure @ 360 hector st bass hill

Architectural plans, and the Waste management plans, for the proposal have been prepared by Astley Homes, while the below listed reports have been prepared by suitable qualified consultants:

Design consideration has been given to the scale, size, and form of the proposal in relation to the unique characteristics of the site, as well as other developments and the existing character of the area. Design considerations has also been given to residential amenity (located above the proposed food and drinks premises) including acoustic limitations (please refer to acoustic report)

SITE & LOCALITY:

The subject site is known as 360 Hector st Bass hill, within a high density B1 zone. The existing site has a current mixed use of residential and commercial tenancies.

The locality consists of a mixed B1 high density area, surrounded by low density residential dwellings of mixed age and architectural style varying from single storey and two storey residential dwellings is nearby a business park, local centres, and community facilities.

There are no heritage restrictions on the site or within immediate proximity.

CONSIDRATION OF RELEVANT PLANNING DOCUMENTS:

The following summarises the relevant planning controls applicable to the proposal and its compliance with each.

1. BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

The subject site is zoned B1 Neighbourhood Centre under the provisions of Bankstown Local Environmental Plan 2015. The proposed development defined as 'food and drinks' and is permissible with Council's development consent.

The development proposal is also consistent with the prescribed zone objections which are stipulated as:

Zone B1 Neighbourhood Centre

1. Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.

5.

The relevant DCP controls have been considered in the following compliance table.

Bankstown Development Control Plan 2015 – Compliance Table			
SECTION 9	REQUIREMENT	POPOSED	COMPLIES
Subdivision			
9.1	The consent authority must not grant consent to any development on land within Zone R4 High Density Residential if the proposed development will have the effect of isolating land with an area of less than 1,200m ² and a width of less than 20 metres at the front building line so	Land is within B1 zone & only a food & drinks premises.	YES

	as to preclude the reasonable development of that land		
9.2	(Development must comply with the storey limit that corresponds with the maximum building height shown for the site on the Height of Building Map as follows:	N/A	N/A
9.3	The siting of residential flat buildings, serviced apartments, shop top housing and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	N/A	N/A
9.4	Any reconstituted ground level on the allotment must not exceed a height of 600mm above the natural ground level of an adjoining property except where: (a) the residential flat building, serviced apartments or shop top housing is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or (b) the fill is contained within the ground floor perimeter of the residential flat building, serviced apartments or shop top housing to a height no greater than 1 metre above the natural ground level of the allotment..	N/A	N/A
9.5	The minimum setback for a building wall to the primary frontage is: (a) 3 metres for the allotments at Nos.1–9 Leonard Street and Nos. 74–80 Restwell Street in Bankstown; and (b) 6 metres for all other allotments.	N/A	N/A

9.6	The minimum setback for a building wall to the secondary frontage is 6 metres	N/A	N/A
9.7	For a single or 2 storey building, the minimum setback to the side and rear boundaries of the allotment is 0.6 multiplied by the wall height.	N/A	N/A
9.8	For a building with 3 or more storeys, the minimum setback to the side and rear boundaries of the allotment is 4.5 metres provided the average setback is 0.6 multiplied by the wall height.	N/A	N/A
9.9	Residential flat buildings, serviced apartments and shop top housing (including basements) must provide a minimum 5 metre setback to Ruse Park for the purposes of deep soil landscaping.	N/A	N/A
9.10	The minimum setback for a basement level to the side and rear boundaries of the allotment is 2 metres	N/A	N/A
9.11	The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre..	N/A	N/A

9.12	Development must locate the private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade	N/A	N/A
9.13	Council applies the design quality principles of State Environment Planning Policy No. 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, serviced apartments and shop top housing. This includes buildings that are two storeys or less, or contain less than four dwellings.	N/A	N/A
9.14	Development for the purpose of residential flat buildings, serviced apartments and shop top housing must demolish all existing dwellings (not including any heritage items) on the allotment.	N/A	N/A
9.15	Residential flat buildings, serviced apartments and shop top housing with 10 or more dwellings must provide at least one adaptable dwelling plus an adaptable dwelling for every 50 dwellings in accordance with AS 4299–Adaptable Housing.	N/A	N/A
9.16	The maximum roof pitch for residential flat buildings, serviced apartments and shop top housing is 35 degrees.	N/A	N/A

9.17	Council may allow residential flat buildings (up to 3 storeys), serviced apartments (up to 3 storeys) and shop top housing (up to 3 storeys) to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	N/A	N/A
9.18	The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.	N/A	N/A
9.19	Council does not allow residential flat buildings, serviced apartments and shop top housing with 4 or more storeys to have attics.	N/A	N/A
9.20	Council does not allow residential flat buildings, serviced apartments and shop top housing to have roof-top balconies and the like	N/A	N/A
9.21	The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must: (a) integrate with the architectural features of the building to which it is attached; or (b) be sufficiently screened when viewed from the street and neighbouring properties.	N/A	N/A
9.22	Development must locate the car parking spaces behind the front building line. to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	N/A	N/A

9.23	The location and design of substations must be shown on the plans.	N/A	N/A
9.24	Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.	N/A	N/A

9.25	Substations must not locate forward of the front building line.	N/A	N/A
9.26	The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.	N/A	N/A
9.27	Utilities and building services are to be integrated into the building design and concealed from public view.	N/A	N/A
9.28	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the residential flat building, serviced apartments and shop top housing.	N/A	N/A
9.29	Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species): (a) a minimum 45% of the area between the building and the primary frontage; and (b) a minimum 45% of the area between the building and the secondary frontage; and (c) plant more than one 75 litre tree between the building and the primary frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown); or (i) if the allotment adjoins the Hume Highway and the minimum setback to the Hume Highway is less than 20 metres, the	N/A	N/A

	development must plant a row of 75 litre trees at 5 metre intervals along the length of the Hume Highway boundary and must select the trees from the list in Appendix 6; or (ii) if the allotment adjoins the Hume Highway and the minimum setback to the Hume Highway is 20 metres, the development must plant two rows of 75 litre trees at 5 metre intervals along the length of the Hume Highw.		
9.30	Where the allotment shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence or car park on the allotment should, wherever practical, be setback a minimum 1.5 metres from that boundary. The setback distance must be: (a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and (b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and (c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system; and (d) the allotment must be fenced along the boundary using a minimum 2 metre high chain-wire fence; and (e) the fence provides an appropriate access point to maintain the landscaping within the setback area; and (f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the allotment that face the railway corridor or open stormwater drain. If a setback for landscaping under this clause is not practical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.	N/A	N/A
9.31	The sum of the gross floor area of all the ground floor retail premises and business premises must not exceed 90m ² .		YES

9.32	Development must provide an active street frontage and may include large, transparent windows on the street elevation that enable the perception of indoor activity to be obtained from the public domain. Council does not permit solid roller doors and shutters.	Glazed frontage proposed	YES
9.33	Business identification signs must comply with the following controls: (a) Council permits only one sign per retail premises and business premises; (b) the total sign area must not exceed 1.2 metre x 0.6 metre; (c) the sign is to be located on or behind the building line; (d) the sign is to be located at or below the awning level. Where there is no awning to the building, the sign is solely permitted below the window sill of the second storey windows; (e) if the sign is painted or attached to a building, the sign must not screen windows and other significant architectural features of the building; (f) the sign is to be non-illuminated; and (g) Council does not permit flashing signs, flashing lights, signs which incorporate devices which change colour, signs where movement can be recognised by a passing motorist, signs that are not permanently fixed to the site, and signs made of canvas, calico or the like.	Existing signage area used	YES
9.34	Corporate colours, logos and other graphics must achieve a high degree of compatibility with the architecture, materials, finishes and colours of the building and the streetscape.		YES
9.35	Council may limit the hours of operation of the ground floor retail premises and business premises from 6.30am to 6.00pm seven days a week.	10am – 10pm Proposed	
9.36	Council must consider the following matters to ensure development for the purposes of the ground floor retail premises and business premises has a minimal impact on the amenity of adjoining dwellings and neighbouring properties: (a) the likely number of vehicle, delivery and visitor	N/A	N/A

	movements; (b) the size of delivery vehicles associated with the proposed development; (c) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from dwellings; (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised; and (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, vibration, fumes, gases, smoke, dust or odours, or the like.		
9.37	All loading and unloading is to be undertaken on-site. The loading and unloading areas should locate behind the front building line.	N/A	N/A
9.38	Development must provide waste storage areas inside every food premises and inside any shop that is capable of accommodating a food premises.	REFER TO ARCHITECTURAL PLANS	YES

Air & Noise

The proposed alterations and additions has no significant impact to the existing noise environment and air quality.

Heritage

There are no heritage restrictions on the site or within immediate proximity.

SITE SUITABILITY:

The site has been assessed as being suitable for alterations and additions.

- The proposal is permissible with consent within the B1 Neighbourhood Centre zone under the provisions of Bankstown Local Environmental Plan 2015,
- The site area is in compliance with the minimum requirements for lot size for alterations and additions as per the Bankstown Local Environmental Plan 2015 (Clause 4.1A),
- The proposal has been designed in accordance with the principals of the Bankstown Local Environmental Plan 2015 and Development Control Plan 2015,

It is determined that the site is suitable for the proposal

CONCLUSION:

This Statement of Environmental effects has been prepared to support the development application for food and drinks premises @ 360 Hector St Bass Hill NSW.

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

RECOMMENDATION:

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment.