

Statement of Environmental Effects


Submission Type: Development Application

Applicant Name: Pancake Rolls

Location of Proposal: Lot 33 -DP29227
31 Lauma Avenue, Greenacre

Description of Proposal: Proposed Change of Use from Residential to Home Business.

Author: Richie Kassis

Signed: 

Date: 18-01-2023



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INTRODUCTION

This statement of environmental effects has been prepared in support of a Development Application put before Canterbury-Bankstown Council for a proposed Change of Use. The change of use includes no changes whatsoever to the current building. The subject site is Lot 33 -DP29227– 31 Lauma Avenue, Greenacre.

It is proposed that the existing building will remain with no alterations.

With no changes proposed, this change of use is of simple nature with only formalities required, allowing the tenants to operate a cooking and catering home business out the existing kitchen of the home.

Should any further information be required, we trust that council will be in contact with the applicant or the designers, to provide comments or amendments to council's satisfaction.

Location

The subject site is within the setting of Greenacre. The site is accessible via Lauma Avenue. The subject site is near main arterial roads leading to the Parramatta City Centre, City Centre of Sydney, Northern Beaches, and Ku-ring-gai Chase National Park. Refer to figure 1 for site image within local area.

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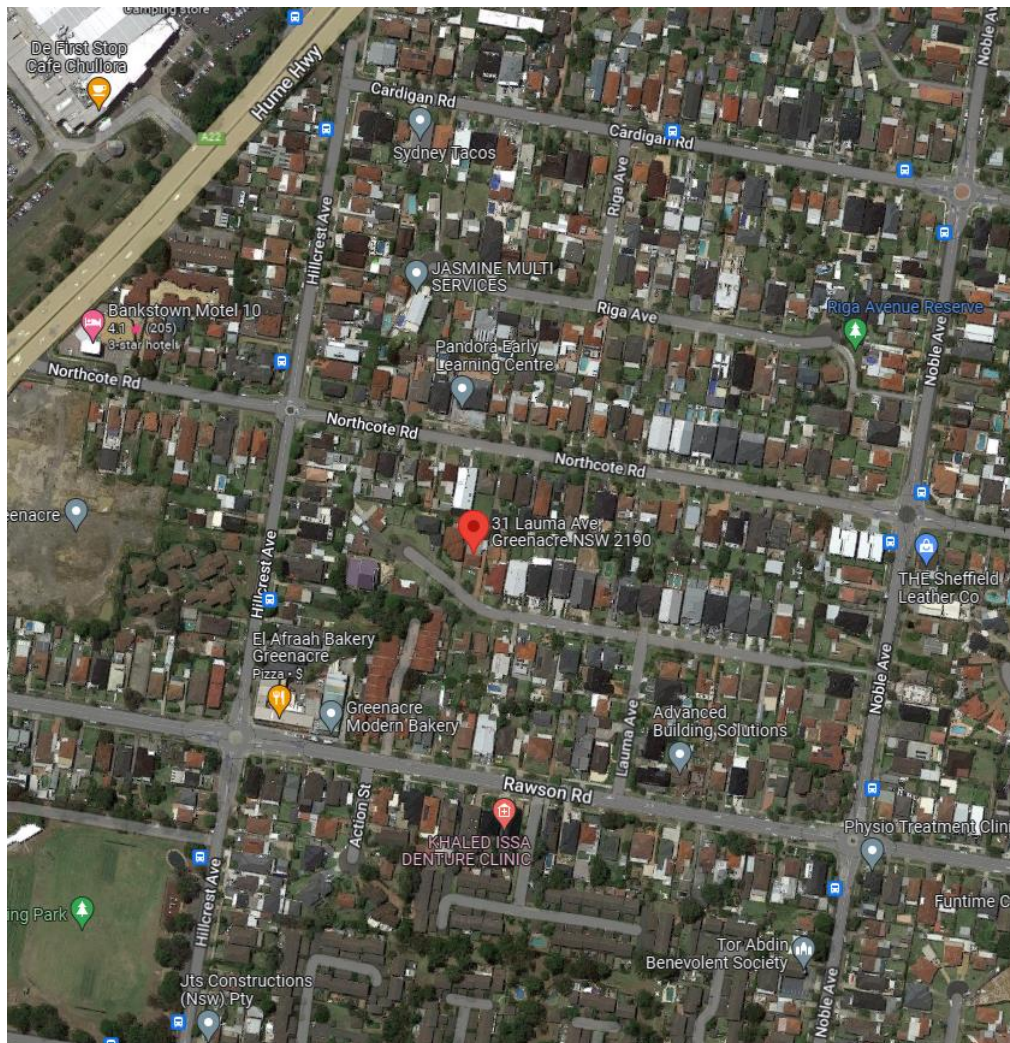


Figure 1 – Site Location within local area

Site Description

The site is regular in shape, with an area of approximately 603m². The site is accessed via Lauma Avenue. The site currently has situated a single storey building and garage.

Easements

The site currently has situated a drainage easement.

Statement of Environmental Effects**Applicant: Pancake Rolls****Address: Lot 33 -DP29227, 31 Lauma Avenue, Greenacre****Planning Constraints**

The planning constraints which apply to the subject site, include the Canterbury Bankstown Local Environmental Plan 2012 (as amended) and the Canterbury Development Control Plan 2012.

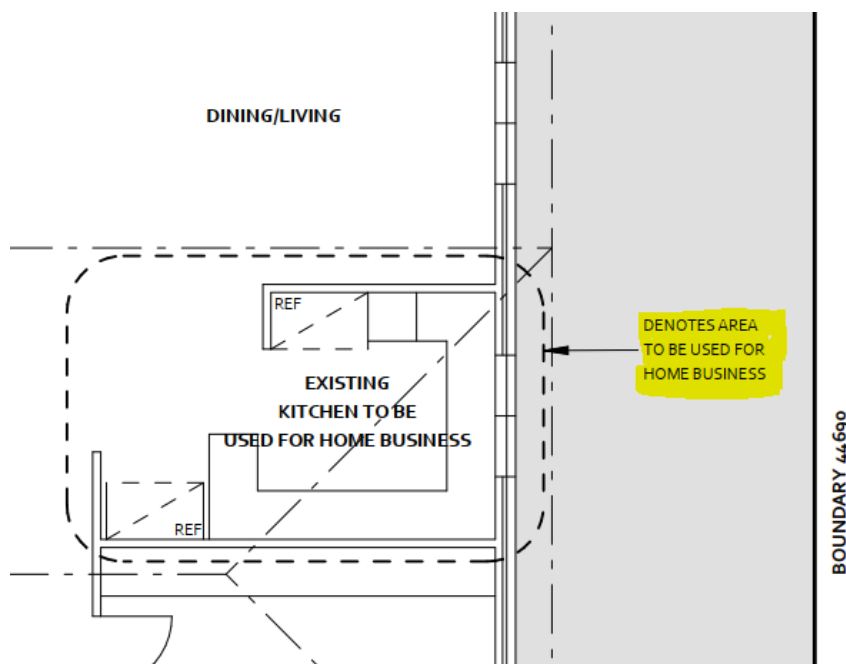
Development Description

The subject property is zoned R2 under the Canterbury Bankstown Local Environmental Plan 2012.

No changes are proposed to the existing building.

Refer to Architectural Plans prepared by RCK Design for details of the existing building. This shows the existing kitchen which is to be used for the Home Business. The client will be using this kitchen for both residential purposes, and for the home based business. Cooking and food preparation will be proposed from this kitchen space. The remainder of the dwelling will be solely residential use.

Below is an extract from the plans showing the area of the home which will be used for the home business.



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DCP Considerations

F8.1 General Objectives

O1 To reduce unreasonable amenity impacts on surrounding residents caused by non-residential uses.

Neighbouring amenity will not be impacted in any way. The kitchen is currently operating for residential purposes, and additional use of this kitchen will not cause any impact to surrounding residents.

Building Height

The Building height will remain as existing with no changes.

Setbacks

The Building setbacks will remain with no changes.

Car Parking

The site is currently capable of holding multiple cars with parking along the side and the rear, with access from Lauma Avenue. The parking conditions will remain with no changes.

Drainage

All drainage will remain as existing. No alterations are proposed.

Noise

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or surround area. No additional services are proposed. The kitchen will remain as existing with no changes.

Garbage Facilities

Garbage facilities will remain as existing. With existing bins in use, these will be emptied on designated collection dates.

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Traffic Generation

No significant amplification of traffic will result from this proposal.

Access

Access to the site will be via Lauma Avenue.

Signage

No Signage is proposed.

Working Hours, Days of operation and Number of Employees

7 Days a week with hours of operation from 6AM – 11PM.

Number of Employees:

- One person will be working for this Home Business. No other employees are proposed.

Details of Deliveries

No intensive deliveries are proposed.

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Conclusion

The proposal before Council is in keeping with the design objectives of council's LEP and DCP's.

We trust that this application is to council's satisfaction, and support of which can be granted.

Richie Kassis

