



STATEMENT OF ENVIRONMENTAL EFFECTS

CONVERSION OF HALF OF GARAGE TO HOME
BUSINESS (BEAUTY SALON)

95 GRIFFITHS AVENUE
BANKSTOWN NSW 2220
LOT 19 SECTION 4 DP 11234

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared on behalf of the owner of the subject property for a development proposal at 95 Griffiths Avenue, Bankstown. This SEE accompanies a Development Application (DA) submitted to Canterbury-Bankstown Council seeking development consent to convert the existing single storey garage to a beauty salon.

This SEE evaluates the proposed development for its compliance with the statutory controls embodied in various statutory planning instruments, and demonstrates that the development is consistent with the aims and objectives of these instruments. In preparation of this document, consideration has been given to the following:

- > The Environmental Planning and Assessment Act (1979) as amended.
- > The Environmental Planning and Assessment Regulation.
- > Bankstown Local Environmental Plan 2015 (BLEP 2015).
- > Bankstown Development Control Plan 2015 (BDCP 2015).
- > Various State Environmental Planning Policies.

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complementary and compatible with the area. This SEE provides a description of the subject site and surrounds, an identification of the development proposed by this application and an assessment of the perceived impacts of this proposal for the matters contained within Section 4.15 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), as amended. Specifically, this SEE provides the following information:

- > **SECTION 2** provides a description of the subject site and surrounding locality.
- > **SECTION 3** provides a detailed description of the proposed development.
- > **SECTION 4** provides an assessment of the proposed development against the relevant planning objectives and controls in accordance with Section 4.15(1) of the EP&A Act.
- > **SECTION 5** provides a summary and conclusion.

2 SITE ANALYSIS

2.1 CONTEXT ANALYSIS

The subject site at 95 Griffiths Avenue, Bankstown is located within the Canterbury-Bankstown Council Local Government Area (LGA). Residential development within Bankstown is not defined by a single architectural style, but instead ranges from original dwellings to more contemporary developments. The past few years have seen many new homes being constructed in Bankstown and older homes undergoing extensive renovations.

While the immediate area is characterised predominately by low to medium density residential development in the form of detached dwelling houses, dual occupancies and multi dwelling housing, the site is within close proximity to infrastructure such as schools, shops, transport and recreational facilities. As a result, the site is considered to be in an ideal location for residential development that enjoys ease of access to a variety of services that promote social and economic activity within Bankstown.

2.2 SITE ANALYSIS

The subject site is located on the corner of Griffiths Avenue and Gardena Avenue and is legally described as Lot 19 Section 4 DP 11234. The site is arranged on a north-east to south-west tangent and is orientated to address the site frontage of Griffiths Avenue to the south-west. The site is relatively flat from the front boundary to the rear and between the side boundaries. The aerial image below shows the orientation of the subject site and its location relative to surrounding properties.

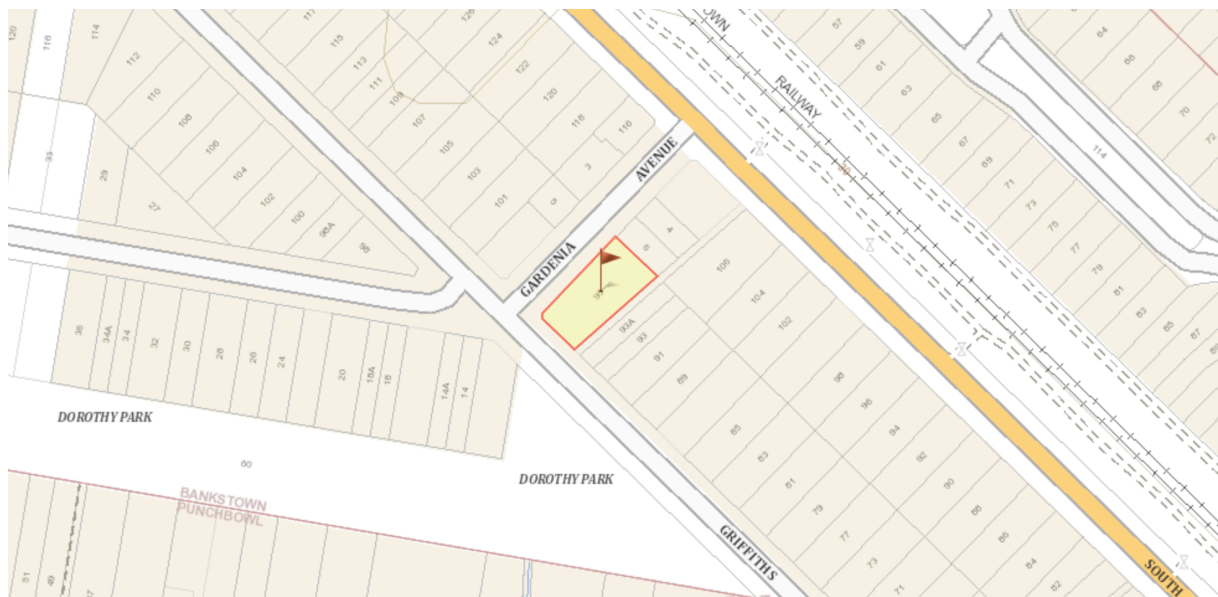


Figure 1: Aerial View of the Subject Property (SIX Maps)

The site is rectangular in shape with a 17.685m frontage to Griffiths Avenue, a 44.24m eastern side boundary, a 42.565m western side boundary and a 22.845m rear boundary. The total site area is 925.9m². The site presently contains a single storey dwelling house of architectural render construction with an attached garage and a driveway access from Griffiths Avenue. Images of the subject site are shown at **Section 2.3** below.

2.3 SITE IMAGES



Figure 2: View of Subject Site from Griffiths Avenue



Figure 3: View of Subject Site from Gardena Avenue



Figure 4: Aerial View of Subject Site

The salon will adhere to Council's health and safety guidelines and will not interfere 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. The works are located internally within the garage and will not result in views from adjacent premises or from a public place, of unsightly matter. Business signage and retail sales are not proposed under this application.

The beauty salon will operate in accordance with Councils required hours of operation with a residential zone. There will be a maximum of one person working (the owner of the dwelling house) and one customer at any one time. It is anticipated that there will be 3-5 customers per day, by appointment only.

3.3 SITE ACCESS AND CAR PARKING

The proposed development will utilise the existing double car garage within the dwelling house. On-site car parking will be provided on the double width driveway within the site frontage. The subject site adjoins two streetscapes and as such there is ample on-street car parking surrounding the site. Car parking on the site is considered to be suitable to service the needs of the residents and customers and will not generate traffic or parking congestion of the streetscape, noting that there will only be one person working in the salon (the resident) and one customer at a time.

4 PLANNING ASSESSMENT

4.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The new State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates three SEPPs and is effectively a house keeping measure and does not introduce any substantive changes to the legal provisions. Chapter 4 of the Resilience and Hazards SEPP introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected. A review of historical aerial images has revealed that the site has historically been vacant and cleared of vegetation within the eastern portion. No evidence of fill, mines, sheep dips, mixing sheds or contaminating industrial activities are known to have been located on the site from the review of site history. As such, the site is considered highly unlikely to be contaminated and is suitable for the proposed development in accordance with the provisions of Chapter 4.

4.2 STATE ENVIRONMENTAL PLANNING POLICY – BUILDING SUSTAINABILITY INDEX: BASIX 2004

State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 (BASIX SEPP) requires all residential development in New South Wales to achieve a minimum target for energy efficiency, water efficiency and thermal comfort. The proposed development has been assessed in accordance with the relevant provisions of the BASIX SEPP. It is demonstrated on the BASIX Certificate submitted with this application that the proposal achieves the required rating for energy efficiency, water efficiency and thermal comfort.

4.3 BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

The Bankstown Local Environmental Plan 2015 (BLEP 2015) is the principal planning instrument that governs all development within the former Bankstown LGA. The objectives and provisions of the plan that relate to the proposed development are discussed below.

4.3.1 LAND USE ZONING

The subject site is zoned R2 - Low Density Residential under the BLEP 2015. The objectives of the R2 zone are as follows:

- *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.*

The proposed development achieves the objectives of the R2 zone by providing a land use that will service the community without impacting on the visual appearance of the dwelling house. The proposed works are contained to within the existing building envelope and do not require the removal of any trees or vegetation.

Developments permitted with and without consent within the R2 zone are detailed in the table below. The proposed beauty salon is defined as a home business and is permissible in the R2 zone with consent from Council.

Permitted without Consent	Home occupations
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
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4.3.2 HEIGHT OF BUILDINGS

Clause 4.3 of the BLEP 2015 requires that the height of a building on any land is not to exceed the maximum height shown for the land of the Height of Buildings Map. The maximum building height for the subject site is 9m. The proposed development is contained to within the existing building envelope and will not change the building height.

4.3.3 FLOOR SPACE RATIO

Clause 4.4 of the BLEP 2015 requires that the maximum floor space for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is subject to a maximum floor space ratio of 0.50:1. The proposed development is contained wot within the existing building envelope and will not increase the gross floor area.

4.3.4 HERITAGE CONSERVATION

Clause 5.10 of the BLEP 2015 states that development consent is required for any works impacting on a Heritage Item, Aboriginal object or Heritage Conservation Area identified on the Heritage Map. The subject site does not contain a Heritage Item or Aboriginal object and is not located within a Heritage Conservation Area.

4.3.5 BUSHFIRE HAZARD REDUCTION

Clause 5.11 of the BLEP 2015 makes provision relating to the carrying out of development on bush fire prone land. The subject site is not located on bushfire prone land.

4.4 BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

The Bankstown Development Control Plan 2015 (BDCP 2015) provides more detailed objectives and controls to guide the form of development across the former Bankstown LGA. The table below provides a compliance assessment of the proposed development against the relevant controls of the BDCP 2015.

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

PART B1 – RESIDENTIAL DEVELOPMENT		
DCP CONTROL	ASSESSMENT	COMPLIANCE
STOREY LIMIT		
The storey limit for dwelling houses is 2 storeys.	The proposed development will not impact on the existing single storey form of the dwelling house.	Yes
The siting of dwelling houses 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.	The proposed development will not impact on the existing building envelope or location of landscaping throughout the site.	Yes
Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: <ul style="list-style-type: none"> a) the dwelling house 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 dwelling house to a height no greater than 1 metre above the ground level (existing) of the allotment. 	Not proposed.	N/A
SETBACK RESTRICTIONS		
The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	The subject site is not located within 9m of an existing animal boarding or training establishment.	Yes
SETBACKS TO THE PRIMARY AND SECONDARY ROAD FRONTAGES		
The minimum setback for a building wall to the primary road frontage is: <ul style="list-style-type: none"> a) 5.5 metres for the first storey (i.e. the ground floor); and b) 6.5 metres for the second storey. 	The proposed development will not impact on the existing setback distance of the dwelling house to the primary frontage.	Yes
The minimum setback to the secondary road frontage is: <ul style="list-style-type: none"> a) 3 metres for a building wall; and b) 5.5 metres for a garage or carport that is attached to the building wall. 	The proposed development will not impact on the existing setback distance of the dwelling house to the secondary frontage.	Yes
SETBACKS TO THE SIDE BOUNDARY		
For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.	The proposed development will not impact on the existing setback distance of the dwelling house to the side boundaries.	Yes

PRIVATE OPEN SPACE		
Dwelling houses must provide a minimum 80m2 of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.	The proposed development will not impact on the existing private open space area of the dwelling house that is in the form of an outdoor alfresco area, landscaping and swimming pool at the rear of the site.	Yes
ACCESS TO SUNLIGHT		
At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	The proposed works are contained wholly within the existing building envelope and will not result in overshadowing on the site or for adjoining properties.	Yes
At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	The proposed works are contained wholly within the existing building envelope and will not result in overshadowing on the site or for adjoining properties.	Yes
A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	The proposed works are contained wholly within the existing building envelope and will not result in overshadowing on the site or for adjoining properties.	Yes
VISUAL PRIVACY		
Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: <ul style="list-style-type: none"> a) offset the windows between dwellings to minimise overlooking; or b) provide the window with a minimum sill height of 1.5 metres above floor level; or c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or d) use another form of screening to the satisfaction of Council. 	The proposed development is contained to within the existing single storey garage and will not generate privacy issues for adjoining properties.	Yes
Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: <ul style="list-style-type: none"> a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non–habitable room; or b) the window has a minimum sill height of 1.5 metres above floor level; or c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or 	Not proposed.	N/A

d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.		
Council may allow a dwelling house to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: a) does not have an external staircase; and b) does not exceed a width of 1.5 metres throughout; and c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	Not proposed.	N/A
Council does not allow dwelling houses to have roof-top balconies and the like.	Not proposed.	N/A
BUILDING DESIGN		
The maximum roof pitch for a dwelling house is 35 degrees.	The existing roof form will not be altered.	Yes
Council may allow dwelling houses 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.	Not proposed.	N/A
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.	Not proposed.	N/A
Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	The subject site is not located in the foreshore protection area.	N/A
BUILDING DESIGN (CAR PARKING)		
Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: a) comply with the road pattern shown in Appendix 2; and b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	Not applicable.	N/A
Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:	The final development will contain two on-site car parking spaces on the double width driveway. A variation to this control is requested on the grounds that the proposed on-site car parking is sufficient for the resident and one client at a time. There is ample on-street parking on the surrounding streetscapes, however, will not be a crucial for the development.	Variation Requested

<p>a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and</p> <p>b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.</p>		
Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.	The façade of the garage is retained and integrates seamlessly with the dwelling house.	Yes
<p>Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <p>a) the building is at least 2 storeys in height, and</p> <p>b) the garage is architecturally integrated with the upper storey by:</p> <p>i. ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</p>	Not proposed.	N/A
LANDSCAPING		
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 dual occupancy.	The proposed development is contained wholly within the existing building envelope and does not require the removal of any trees or vegetation.	Yes
<p>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):</p> <p>a) a minimum 45% of the area between the dual occupancy and the primary road frontage; and</p> <p>b) a minimum 45% of the area between the dual occupancy and the secondary road frontage; and</p> <p>c) plant at least one 75 litre tree between the dual occupancy and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and</p> <p>d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</p>	All existing areas of landscaping throughout the site are retained.	Yes

5 CONCLUSION

The proposed development at 95 Griffiths Avenue, Bankstown involves the conversion of the double car garage to a home business (beauty salon). The proposed beauty salon will be operated by the owner of the dwelling and will service one customer at a time. The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act and is found to be satisfactory. The proposal has also been assessed against the relevant provisions of the BLEP 2015 and the BDCP 2015 and is considered to be appropriate for the site for the following reasons:

- The proposed development will not impact on the external appearance of the dwelling house or landscaped areas across the site. The beauty salon is contained wholly within the approved building envelope and will have no perceivable impacts on the development when viewed from the public domain.
- The proposed beauty salon will be operated by the owner of the dwelling house and will service a maximum of one customer at a time. Proposed car parking on the site is sufficient in servicing the needs of the residents and customers without generating on-street congestion.
- The proposed development complies with the provisions for a home business development under the BLEP 2015.
- The proposed development generally complies with the relevant guiding objectives and provisions of the BDCP 2015 including car parking and amenity.

The site is therefore considered to be suitable for the proposed development and will generally have acceptable environmental, social and economic impacts on the immediate area. The proposal is unlikely to result in adverse impacts on the amenity of the locality and accordingly, the proposal is considered to be in the public interest and worthy of Council's support.