

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSAL

AT

No. 89 AUBURN ROAD, BIRRONG



PROPOSED:

- Proposed Addition to the rear
- Proposed Internal Alteration
- Proposed Car Parking Spaces
- Proposed Relocation of Vehicle Crossing
- Proposed Relocation of Public Street Seat

This Statement of Environmental Effects (SEE) accompanies a development application to Canterbury-Bankstown Council to alteration and addition for existing commercial building at No.89 Auburn Road, Birrong.

SITE DETAILS

Address	No. 89 Auburn Road, Birrong
Lot Number and Deposited Plan	Lot 3 DP16361
Local Government	Canterbury-Bankstown Council
Site Area	530.0 square metres
Zone	B1: Neighbourhood Centre
Existing Residence	The existing commercial is a one/two storey brick building

Key Planning Controls - below

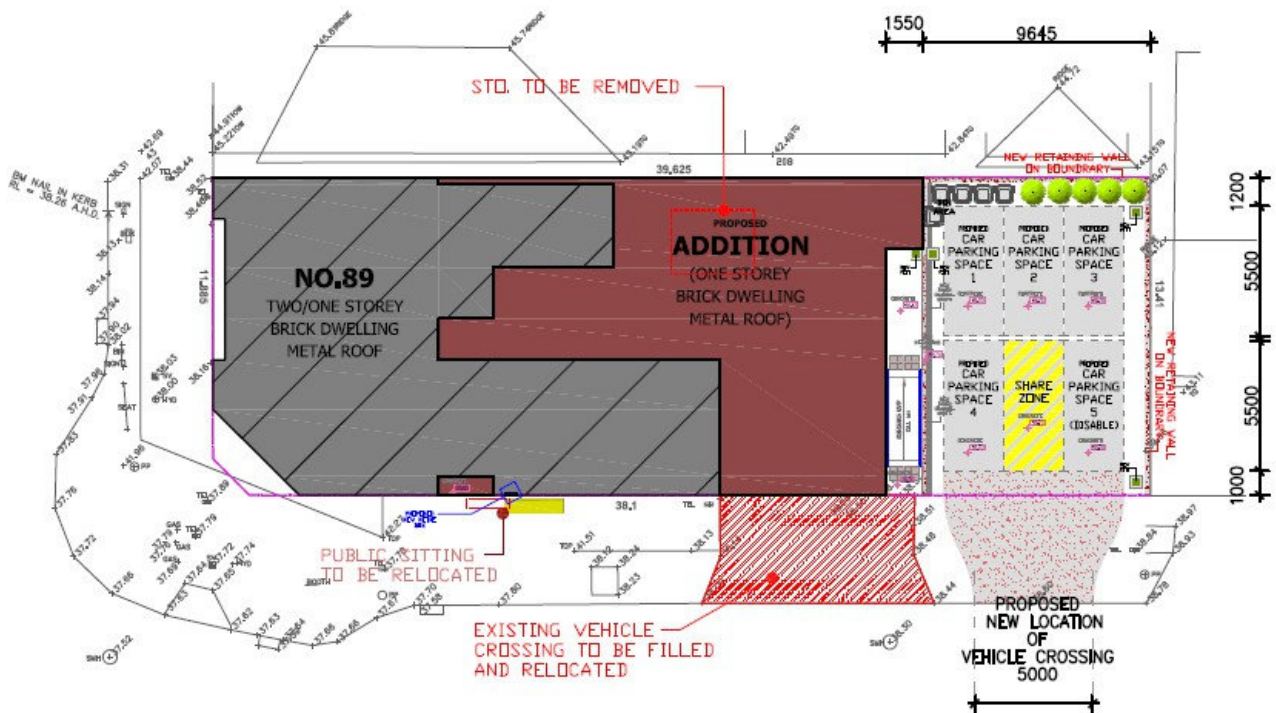
- Canterbury Bankstown Local Environment Plan 2023
- Canterbury Bankstown Development Control Plan 2023

Description of Proposal

The scope of works that form part of this this Development Application is as follows:

1. Demolish part of existing building that is on site.
2. Demolish the part internal of existing building that is on site.
3. The proposed building will consist of Chemist and Day Surgery clinic.
4. It will also consist of existing café at the ground floor and commercial office at the first floor.
5. The proposal complies with side, front and rear setbacks.
6. It also complies with the minimum landscaped area and floor space ratio.

Below shows the site plan and the location of the proposed work to existing building.



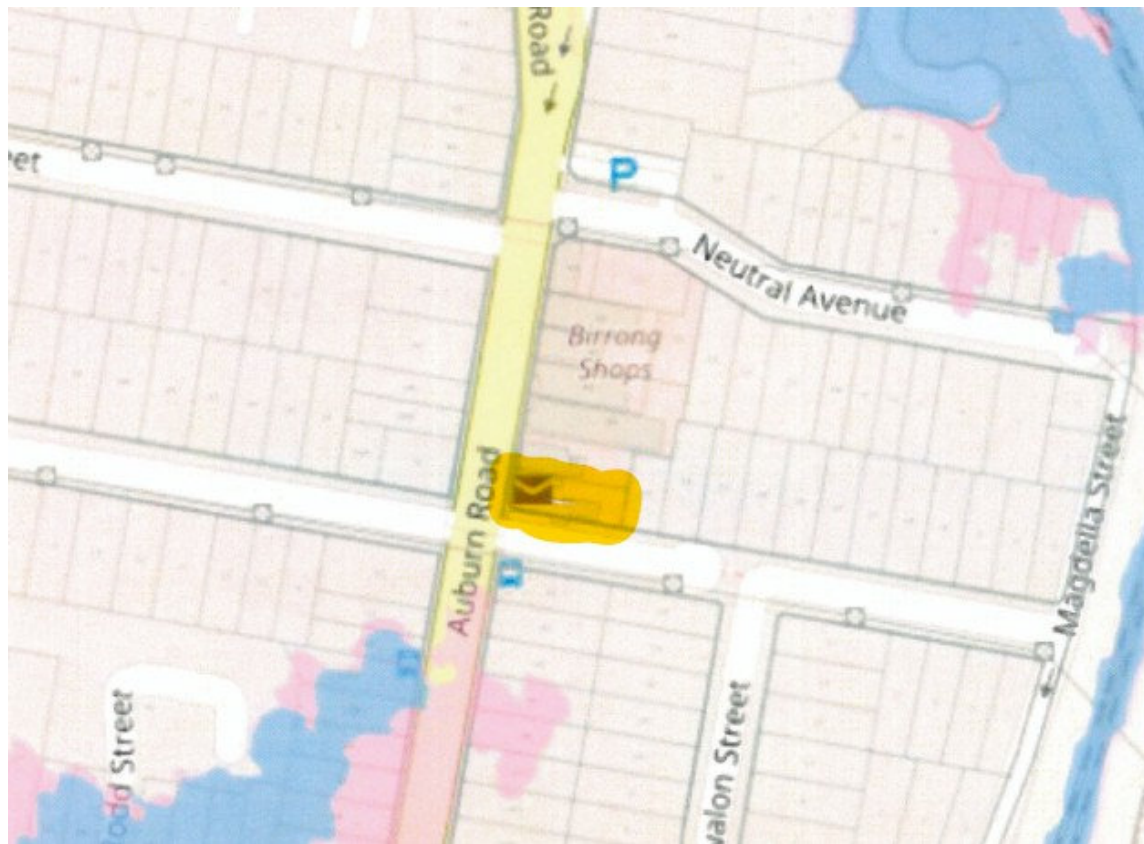
Below shows the existing frontage of 89 Auburn Road, Birrong.



Below shows the secondary access of 89 Auburn Road, Birrong.



Below shows the proposal site of 89 Auburn Road, Birrong is not flood affected.



Works proposed

Streetscape/Local Character

The proposal will remain all of the street façade, with an addition to the rear. Existing car parking area will be redesigned and relocated to suit the access need to the rear of the subject site. One storey building at the rear will blend into the surrounding streetscape in respect to height, bulk and scale.

Part 3.2- Parking

CDDCP2023 Chapter 3 - General Requirement

Public Parking

The local shops overall rely on on-street on Wentworth Stret and on Auburn Road. The parking sections with immediate frontage to the local business have time restrictions during business hours. Visitors to the local shows regularly park beyond the parking immediately adjacent to the local shops.

Existing Car Parking Requirements and Trip Generation

As discussed previously, there are existing businesses. The following Table presents the current commercial business and the car parking requirements as per the *Canterbury Bankstown Development Control Plan 2023*. The existing businesses rely on public parking for nine car spaces as per Council car parking requirements. Since these businesses are currently operating, the additional car parking demand over five car spaces is being met in the public car parking areas.

	Area (m2)	Car Parking Rate	Car Spaces Required	Car Spaces Provided
Pharmacy	85.36	1 space per 25 m2	3	5
Medical Clinic	59.25	1 space per 25 m2	2	
Café	39.83	15 spaces per 100 m2	6	
Commercial office	103.4	1 space per 40m2	3	
		Total	14	5

The *RTA Guide to Traffic Generating Developments* has been used to estimate the trips generated by the existing business for the weekday peak hours. This methodology will be used to compared with the proposed alterations and additions. Table 2 presents the existing trips for the weekday AM and PM peak hour.

The following assumptions/observed are made (and used for the proposed changes):

- Café is not open in the PM peak hour
- Pharmacy is specialised retail as per the RTA Guide and opens after 9am
- The medical clinic generates 2 trips per consulting room

The existing commercial building is a low trip generator in the weekday .

Peak Hour	Land Use	Area (m ²)/rooms	Trip Generation Rate	Trip Generated	Total Trip Generated
AM	Pharmacy	85.36	5.6 per 100m ²		5
	Medical Clinic	1	2 trips 1 Consulting Room	1	
	Café	39.83	5 per 100 m ²	2	
	Commercial office	103.4	2 per 100 m ²	2	
PM	Pharmacy	85.36	5.6 per 100m ²	5	8
	Medical Clinic	1	2 trips 1 Consulting Room	1	
	Commercial office	103.4	2 per 100 m ²	2	

Conclusions on the Existing Conditions

The existing commercial building relies on customers parking in the public parking areas located within the local shops.

The commercial building is a low trip generator in the weekday peak hours.

PROPOSED ALTERATIONS AND ADDITIONS TO A COMMERCIAL BUILDING

The land use details for the proposed alterations and additions to a commercial building are as follows:

- Health consulting rooms (four) as part of the Pharmacy extension with ancillary areas for staff and patients
- Changes to the car parking layout but the number of on-site parking remains the same (five car spaces). The car parking are for the tenant holders and not just for the proposed health consulting rooms.

Vehicle access and egress is via Wentworth Street for the on-site parking.

A full scaled plan of the proposed alterations and additions to a commercial building is provided as part of the Development Application. Scaled measurements should use these plans.

PARKING CONSIDERATIONS

The car parking requirements for most landuses are presented in Canterbury Bankstown Development Control Plan 2023 but not for health consulting rooms. The RTA Guide to Traffic Generating Developments suggest a rate of three per consulting room but depends on the surgery schedule.

The rate of two car spaces per consulting room is assumed given the location within local shops and not a town centre where health service demand is higher.. An additional four consulting requires eight car spaces. The additional twelve car spaces will need to be met in the public parking area.

The additional car parking will need to be met within the local area.

Site observations show that the additional car parking demand can be met within the wider local shop area.

TRAFFIC GENERATION AND TRAFFIC IMPACT

The *RTA Guide to Traffic Generating Developments 2002* publishes car trip rates for many landuses but not for health consulting rooms for the weekday AM and PM peak hours.

For the purposes of the traffic assessment, the trip generation is based on the estimated car parking of two car spaces per consulting room.

The health consulting rooms is estimated eight trips in the weekday peak hours.

The additional eight trips travelling through the priority intersection of Auburn Road with Wentworth Street will not materially the overall intersection performance or increase delays and queues at this intersection in the weekday peak hours.

TRAFFIC CONCLUSIONS

Parking

- The proposed health consulting rooms will increase the parking requirements in the public area by estimated eight car spaces.
- The additional car parking requirements of the proposed alterations and additions can be met within the parking areas of the local shops

Traffic

- The health consulting rooms is a low trip generator in the weekday AM and PM peak hours. The additional can be accommodated in the nearby intersection of Auburn Road with Wentworth Street as well as the broader road network.

Compliance Table:

Canterbury Bankstown Local Environmental Plan 2023 and Canterbury Bankstown Development Control Plan 2023

Council Requirement	Required / Permissible	Proposed	Compliance
Landscape Area CBDPC 2023	na	na	na
Height CBLEP 2023	11.m	8.130m	Yes
Setbacks CBDPC 2023	-0 side 0 (GROUND) 3M (FIRST) Front Setback - 6.0m Rear Setback	EXISTING EXISTING EXISTING 9.6m	Yes Yes YES Yes
Floor Ratio Space CBLCP 2023	1.5 OF 530.0SQM =795.0SQM	458.6SQM	YES

SECTION 2-NEIGHBOURHOOD CENTRES CBDPC 2023

Desired character - C1 Neighbourhood centres

Neighbourhood centres will 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. The built form is generally compatible with the prevailing suburban character and amenity of the surrounding residential areas.

Comment: Meet all the objective

SECTION 3-BUILDING FORM CBDPC 2023

Explanation

Good design provides a solid basis for a high quality, comfortable environment for people. It achieves a building form that is appropriate to the desired character of the street and surrounding buildings. It achieves a building form that defines the public domain, provides internal amenity and considers neighbours' amenity.

As part of the design process, applicants must note that a building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation and other development controls, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

- O1 To provide storey limits.
- O2 To achieve good design in terms of building form, bulk, architectural treatment, visual amenity and landscape.
- O3 To require a continuous built edge to the street at locations where it is essential to have active street frontages.
- O4 To ensure the building form and design provide appropriate amenity to residents in terms of access to sunlight and privacy.
- O5 To ensure development is compatible with the prevailing suburban character and amenity of neighbouring residential areas

Comment: Meet all the objective

Development controls

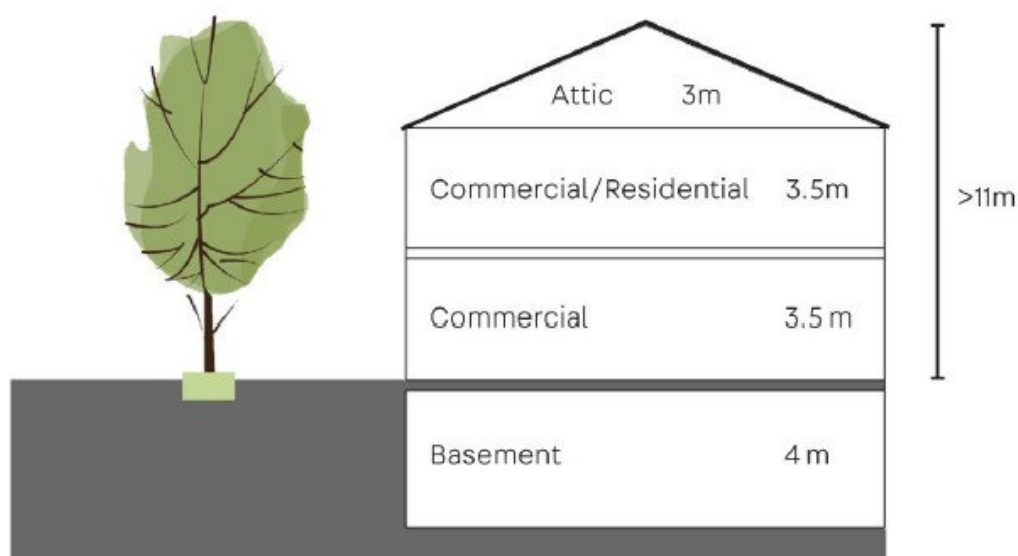
Storey limit (not including basements)

3.1 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:

Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)	Storey limit (not including basements)
11m for the following neighbourhood centres: <ul style="list-style-type: none">• 255A–257 Hector Street, Bass Hill• 259 Hector Street, Bass Hill• 360–366 Hector Street, Bass Hill• 826 Hume Highway, Bass Hill• 884–906 Hume Highway, Bass Hill• 207–231 Miller Road, Bass Hill• 35–55 Arlewis Street, Chester Hill• 172 Hector Street, Chester Hill• 178 Hector Street, Chester Hill• 63–79 Middleton Road, Chester Hill• 81–91 Miller Road, Chester Hill• 68–70B Miller Road, Chester Hill• 27 Woodville Road, Chester Hill• 35 Woodville Road, Chester Hill• 47 Woodville Road, Chester Hill• 101–109 Denman Road, Georges Hall• 53–71 Hume Highway, Greenacre• 118–120 Rawson Road, Greenacre• 331–341 and 342–344 Waterloo Road, Greenacre• 120–126 Ashford Avenue, Milperra• 48 Amiens Avenue, Milperra• 6 Bullecourt Avenue, Milperra• 136–164 Alma Road, Padstow• 45–51 Dilke Road, Padstow Heights• 119–129 Kennedy Street, Picnic Point• 38 and 64 Beaconsfield Street, Revesby• 134–150 Centaur Street, Revesby Heights• 21A–25A Hector Street, Sefton• 251 and 253 Hector Street, Sefton• 91–97 Avoca Street, Yagoona• 674–686 Hume Highway, Yagoona	3 storeys (no attic)

Maximum building height as shown on the Height of Buildings Map (Canterbury-Bankstown LEP 2023)	Storey limit (not including basements)
11m for all other neighbourhood centres	2 storeys (plus attic)
14m	4 storeys (no attic)

Figure 3a: Example of development with a two storey limit plus attic.



Street setbacks

3.2 The minimum setback to the primary and secondary street frontages of the site is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.

Side and rear setbacks

3.3 Where development is adjacent to residential zoned land, Council may increase the minimum setbacks to the side and rear boundaries.

3.4 For blank building walls with no window or balcony, the minimum setback to the side and rear boundaries of the site is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.

3.5 The maximum depth for cross-through dwellings (i.e. single or dual aspect dwellings where the side building walls do not contain a window or balcony) is 14m.

3.6 For building walls with a window or balcony in commercial development, shop top housing, and mixed use development that contains dwellings, the minimum setbacks to the side and rear boundaries of the site are: (a) 3m for the first storey (i.e. the ground floor). Council may allow a setback less than 3m provided it complies with the Building Code of Australia; and (b) 3m for the second storey.

3.7 For building walls with a window or balcony in residential flat buildings, the minimum setback to the side and rear boundaries of the site is 5m for all storeys. Setbacks within the site

3.8 The minimum setbacks between two or more habitable buildings on the site are:

- (a) 9m between the external enclosing walls of dwellings; and
- (b) 6m between the balconies, above ground decks, and the like of dwellings

Comment: Meet all the objective

Conclusion

There will not be any impact to the neighbouring properties due to it complying with the relevant planning standards of the Canterbury Bankstown LEP 2023 and Canterbury Bankstown DCP 2023

The proposal does not contravene any of the B1- Neighbourhood centre and will not result in any impacts to the neighbouring properties in terms in scale and bulk.

The proposed materials are compatible with the adjoining developments and will not deter from the character of the streetscape.