

Statement of Environmental Effects

4 Cowland Avenue, East Hills

Lot 3 DP 26756

Development application for home
business (automotive workshop)

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Statement of Environmental Effects

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1.0 Background

This development application seeks approval to conduct a home automotive workshop business at 4 Cowland Avenue, East Hills. The business will be carried out within the existing garage located to the rear of the main residential premises.

No construction works are proposed as part of this application.

2.0 Site and context analysis

The address of the subject site is 4 Cowland Avenue, East Hills and is legally described as lot 3 DP 26756. The site sits within a small street with a cul-de-sac. The site and the surrounding area is zoned R2, low density residential. Despite this, there are a number of complimentary commercial uses within the immediate vicinity of the subject site which ensures that the proposed home automotive business is in keeping with the character of the surrounding area.

The site consists of an existing residential dwelling with adjoining car port as well as a recently constructed garage to the rear of the residential dwelling (approved under DA-624/2019). Refer to figure one below as well as Appendix A for details.

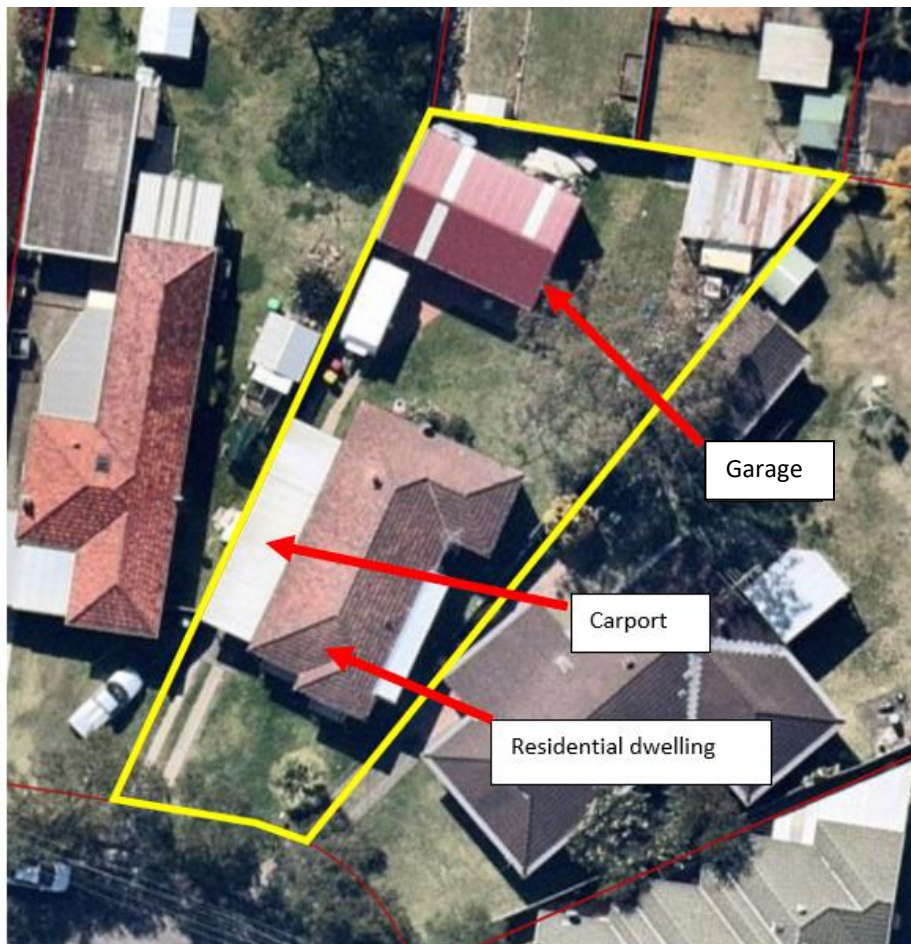


Figure one: site overview

Immediately adjoining the site to the western boundary is an automotive parts store, to which a vehicle smash repair workshop adjoins it to the north. The T8 Airport and South train line also runs in a north westerly direction

less than 80 metres from the site and a property to the south west has extensive hardstand installed across the site for storage of scaffold materials related to the carrying out of a business (which is currently proposed to be turned into a childcare centre for 120 children).

Refer to figure two below for a site context plan.



Figure two: site context

3.0 Application overview

This development application seeks approval to run a home automotive workshop business from the subject site. A home business is permissible with consent in the R2 low density residential zone.

The home automotive workshop business will be run by the owner of the subject site and one other associate. No other employees will be engaged by the business whilst it is operating from the subject site.

The business will carry out general servicing of motor vehicles and motorcycles. Examples of these activities includes:

- Changing of oil and filters
- Wheel alignments
- Replacement of parts
- Inspections
- Troubleshooting and repair vehicle problems

These activities will be carried out within the confines of the existing garage during operational hours only, which will be from 8am to 6pm Monday to Saturday. The garage is 70 sqm in size, however only 30 sqm of the garage

will be utilised to carry out the business, with the remaining 40 sqm utilised by the residents of the dwelling for personal storage. Given the garage sits to the rear of the block (approximately 35 metres from the street) and that there are no neighbouring dwellings adjoining the boundary immediately adjacent to the garage, it ensures that the business will be able to operate discretely and that there will be little to no noise impact on surrounding neighbours.

4.0 Operational considerations

Considerable thought has been given to how the business can conduct itself in a discreet manner to mitigate any potential impact on surrounding neighbours. These considerations are as follows:

- The business will operate from 8am to 6pm Monday to Saturday which is in line with typical working hours for most people. No work will be carried out on a Sunday or public holiday.
- All activities will be carried out within the confines of the existing garage to the rear of the primary dwelling with up to a maximum of two customer cars only parked under the existing car port at any one time (if the cars cannot be otherwise accommodated in the garage). The owner of the subject site will continue to park their car in the driveway (in front of the carport). The other business associate will park their car either under the carport (if there are less than two customer cars parked in the car port), in the backyard on the grass next to the garage or alternatively at 12A Cowland Avenue (being a related property), to ensure that there is no additional car park congestion in the street.
- A maximum of one customer at a time will be permitted to drop off and collect their vehicle from the business, to limit traffic movement on the street.
- Engines will not be left running or 'revved' unnecessarily during operating hours (note: this is not a requirement to undertake the services proposed by the business).
- No business identification signage will be installed, ensuring no change to the current appearance of the residential dwelling at the front of the site and therefore no disruption to the current streetscape.

In effect, the business will operate in a very discreet manner ensuring that the existing character of the site is maintained.

5.0 Vehicle management

As detailed above, the management of vehicles on site has been considered thoroughly to ensure that there are no additional cars parked on Cowland Avenue as a result of the business. Figure three below illustrates the vehicle management plan for the site.

Consideration also needs to be given to the fact that the adjacent smash repair workshop and train line emit a significant amount of noise, meaning that there is already an existing level of high background noise in the immediate vicinity of the site. This will assist with masking any noise that might, on the very unlikely chance, be inadvertently emitted by the business.

7.0 Environmental impact

A waste management plan (WMP) has been prepared and is included as part of this application. The key environmental considerations embodied within the WMP are outlined as follows:

- All oil, grease and chemical waste generated from the business activities will be captured in a standalone collection drum and will be regularly disposed of through a certified waste disposal business (such as Enviro Waste Services, who are able to service the property with a small 2 tonne truck, which can comfortably park in the driveway of the premises).
- All cardboard and paper will be collected and recycled through a cardboard recycling facility (such as Visy). A large bin will be located inside the workshop garage for the collection of the recycling waste and will be transported to the recycling facility as required via the site owner's personal trailer.
- Any waste generated from the business will be transported to a landfill facility regularly as required.

8.0 Planning controls

The following table assess this application against the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 (LEP) and the Canterbury-Bankstown Development Control Plan 2023 (DCP).

Canterbury- Bankstown Local Environmental Plan 2023		
Clause	Complies	Comment
Zone R2 Low Density Residential		
1 Objectives of zone		
<ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment. 	N/A	-
<ul style="list-style-type: none"> To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	Yes	An automotive workshop provides the local community with an essential service and negates the need for residents to travel out of the local area for car and motorbike servicing
<ul style="list-style-type: none"> To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area. 	Yes	The home automotive business will operate discretely with the residential dwelling on the site remaining the principal land use. Given its discrete operation, there will be no adverse impact on the environment or amenity of the local area.
<ul style="list-style-type: none"> To ensure suitable landscaping in the low density residential environment. 	Yes	The existing landscaping on the site will not be impacted by this application, maintaining the integrity of the existing streetscape.
<ul style="list-style-type: none"> To minimise and manage traffic and parking impacts. 	Yes	All vehicles associated with the operation of the business will be contained wholly on site behind the building line, ensuring that there will be no additional parking congestion

<ul style="list-style-type: none"> To minimise conflict between land uses within this zone and land uses within adjoining zones. To promote a high standard of urban design and local amenity. 	N/A	in the street. Additionally, only one customer at a time will be permitted to drop off/collect their vehicle, further limiting traffic movement on the street.
<p>3 Permitted with consent</p> <p>Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture</p>	Yes	Home businesses are permitted with consent within R2 low density residential zoned areas.
<p>Definitions</p> <p>home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—</p> <p>(a) the employment of more than 2 persons other than the residents,</p> <p>(b) interference 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,</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>The business will be carried on in the garage, which is a building ancillary to the main dwelling and will be operated by one of the permanent residents/land owners of the site.</p> <p>Only two people will be employed through the business, one being the land owner and the other being an associate.</p> <p>The activities undertaken by the business are primarily low noise activities (e.g. changing car oil). Mitigation measures will be in place for activities that generate noise (i.e. the use of the air compressor) and a waste management plan has been developed to ensure waste is dealt with appropriately. Given the very close proximity of the neighbouring smash repair workshop and the train line, it is not anticipated that there will be any additional smells associated with operating the business</p>

(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,	Yes	There are no construction works associated with this application and therefore no change in view lines or the streetscape. The garage on site will be utilised to carry out the business, which is an existing improvement.
(d) the exhibition of signage, other than a business identification sign,	Yes	No business identification signage will be installed at the front of the dwelling, maintaining the integrity of the existing streetscape.
(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.	N/A	-
5.4 Controls relating to miscellaneous permissible uses (2) Home businesses If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.	Yes	The garage from which the business intends to operate is an existing improvement that has been on the site for approximately 3.5 years. The garage measures 7m by 10m, and has an area of 70 sqm. Of this total area, 40 sqm is currently being utilised by the residents of the dwelling for personal storage, leaving 30sqm remaining for the operation of the business.
Canterbury-Bankstown Development Control Plan		
2.6 Off Street Parking Schedule Home businesses: Additional car parking may be required for the proposed home business and must be made available on-site. All loading and unloading is to be conducted on-site and an area is to be made available for this activity behind the front building line.	Yes	As detailed in the "Vehicle Management" section above, all parking for the business will be contained on site behind the building line, ensuring that there will be no overflow parking on the street.
10.3 Home Business Objectives O1 To allow residents to carry out home businesses within a limited area of dwellings and outbuildings. O2 To ensure home businesses do not adversely impact on the amenity of neighbouring dwellings and other sensitive land uses.	Yes Yes	The home business will be carried out within 30 sqm of the existing on-site garage. Given the business will generate minimal noise and is located in the garage which is offset from the principal dwelling on site as well as other neighbouring dwellings, the business will not have an adverse impact on the amenity of the surrounding neighbourhood. The smash repair workshop, located almost to the rear of the site assists with providing some locational context for the proposed home automotive business.

<p>10.3.1.1 Building design 1.1 A home business may occupy up to 30m2 of gross floor area in an outbuilding provided the home business does not reduce the required off-street parking spaces for the dwelling.</p>	<p>Yes</p>	<p>The business will only operate from 30 sqm of the existing on-site garage and a comprehensive vehicle management plan has been developed to ensure that there is no requirement for additional off-street parking for the dwelling.</p>
<p>10.3.1.3 Amenity 1.3 Council must consider the following matters to ensure a home business has minimal impact on the amenity of neighbouring dwellings and other sensitive land uses:</p> <p>(a) the likely number of vehicle, delivery, and visitor movements;</p> <p>(b) the size of delivery vehicles associated with the home business;</p> <p>(c) the siting of loading activities behind the front building line;</p> <p>(d) the type of equipment or machinery to be used by the home business;</p> <p>(e) the need for an acoustic report where the home business is likely to generate significant noise levels;</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>	<p>Given there will only be two employees of the business, this limits the amount of work that can be undertaken by the business at any one time, ensuring that the business will always remain at a small scale. No more than one customer at a time will be permitted to drop off or collect their vehicle from the workshop. As noted in the 'Vehicle Management' section above, customer cars will be accommodated in the car port, which sits behind the building line. A maximum of two overflow customer cars will be parked in the car port at any one time (if they can't be accommodated in the garage).</p> <p>No specialised deliveries are required to be made to the site to allow the business to operate. Any items required to operate the business will be delivered via regular post (e.g. Australia Post) or the employees of the business will collect the items directly from the supplier's warehouse and transport it back to site in their personal vehicles.</p> <p>Any items required to operate the business that cannot delivered via regular post, will be transported to site via the employees' personal vehicles and unloaded under the carport.</p> <p>The main equipment that will be utilised by the business includes a hydraulic hoist (which makes minimal noise), an air compressor (the engine of which will be housed in a sound lagged box), battery operated power tools (which make minimal noise) and a hydraulic trolley jack (which makes no noise). As this equipment can be operated quietly, it ensures that there will be no adverse impact on the surrounding neighbours.</p> <p>As noted above, the machinery utilised by the business emits minimal noise, ensuring that there will be no adverse impact on the surrounding neighbours. Additionally, the operation of the adjacent smash repair workshop and the train line ensures that there is already a high level of background noise in the immediate vicinity of the site, which will assist with masking any noise that might, on the very unlikely chance, be inadvertently emitted by the business.</p>

(f) the need to control any odours or emissions; and	-	The only odour/emissions anticipated are from vehicle exhausts. Vehicles will only need to be turned on for short periods of time (such as moving the vehicle to another location) or testing the engine after repair work. No vehicle will be left running if not required. All odours and emissions will be naturally ventilated and disperse into the atmosphere upon leaving the garage.
(g) whether the hours of operation are within 8.00am to 6.00pm Monday to Saturday and not at any time on a Sunday or public holiday.	-	The business will only operate between 8.00am and 6.00pm Monday to Saturday. No work will be carried out on a Sunday or public holiday.

9.0 Conclusion

The proposed automotive workshop home business development application is recommended for approval for the following key reasons:

- The application complies with all requirements for a home business under the Canterbury-Bankstown LEP and DCP.
- The home business will be wholly contained behind the building line and will not result in any alterations to the existing dwelling façade or the existing streetscape.
- The business will be carried out in the existing garage on site, which is set back considerably from the street and neighbouring dwellings, ensuring that the business will operate discretely and that there will be no adverse impacts on surrounding residents.
- All vehicles associated with the business (including customer vehicles and the vehicles of the two employees) will be parked on site, ensuring no additional parking congestion in the street.

Appendix A

Site Plan

Appendix B

Business premises plan

Appendix C

Waste Management Plan