

Statement of Environmental Effects

Alternation and Addition of the Existing Restaurant.

Property address: 66 Evaline Street Campsie, NSW 2194

Prepared for Era Business Group T/A Mul Chowk Kitchen

October 2023



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1. Executive Summary

1.1 The Proposal

The subject site is consisting of a single storey brick structure is known as Lot 2, DP 101315 and 66 Evaline Street Campsie NSW 2194. The site covers an area of approximately 783.6 sqm. The location is unrivalled with Campsie being the central hub for multicultural diversity and 7 min walk to Campsie Metro Train Station. The property is existing restaurant.

This application seeks approval for demolition of existing awing and alternation and addition of existing restaurant

Proposed development

Feature	Number
Total Site Area	783.6 sqm
Existing Building area	177 sqm
Proposed addition floor area	107 sqm
Storey	1
Existing Building Class	6

1.2 The Report

This Statement of Environmental Effects has been prepared by **Planning and Architecture Research for Sustainable Housing Integrity (PARSHI)** on behalf Era Business Group T/A Mul Chowk Kitchen and applicant in support of the subject development proposal.

Accompanying reports in conformance with Council requirements will include:

1. Waste management Report

The Report describes the site and locality, its existing condition, outlines the proposed development and assesses the suitability of the proposal having regard to the relevant environmental legislation and guidelines.

1.3 Relevant Statutory Instruments

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979* and the relevant State and Local Government planning controls summarised below (See later Sections for full details).

1.3.1 State Planning Controls

The relevant State Planning Controls that apply to the site include:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Not applicable.

1.3.2 Local Government Planning Controls

The relevant Local Government Planning Controls that apply to the Site are:

- **Canterbury-Bankstown Local Environmental Plan 2023**
- **Canterbury-Bankstown Development Control Plan 2023**

The Applicant has engaged the services of several specific consultants to assess the impact of the proposal. Consultant investigations include Architecture, Town planner and others.

A summary of each assessment is contained in this report and a full copy is included as part of the Development Application that has been submitted to Council.

The proposal complies with the aims and objectives of SEPP, LEP and DCP. Details are provided in the later Sections of this Report.

2. Site and Locality

2.1 Site Description & Location

The subject site is consisting of a single storey brick building is known as Lot 2, DP 101315 and 66 Evaline Street Campsie, NSW 2194. This is on a moderate sloppy location, slightly fall rear to the front, in this way the storm water from the roof and the land discharge naturally to the street's gutter and the main storm water pipe of Council. The design has sought to respond to the topography by the implementation of a stepped slop concept to proposed building. The site is under zone B2 Local Centre. The adjoining properties on the either side are also belonging to the same zone.

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Fig 1: Site Location, ref. www.google.com.au/maps/@-34.0067577,150.8591272,18z

2.2 Site Area & Dimensions

The site covers an area of approximately 783.6 sqm. The site has a frontage to Evaline St and close to Beamish Street and frontage of approximately 15.85 m.

2.3 Existing Site Development

A single storey is situated centrally on the site; along the southern boundary is an awning with informal parking available in rear of the building. The existing house is well connected with public transport system to reach the amenities like shopping centre, railway station etc. As this site has own car parking facilities does not generate any traffic congestion, pedestrian amenity, parking problems.



Example of Existing House, (pic) and front side of the property 66 Evaline St Campsie.

2.4 Existing Vegetation

The proposed site has no significant tree to remove. High quality urban design and architectural design of the fence has been achieved. The relationship of the buildings and fence with neighbouring development, public domain has been addressed.

2.5 Existing Access and Movement

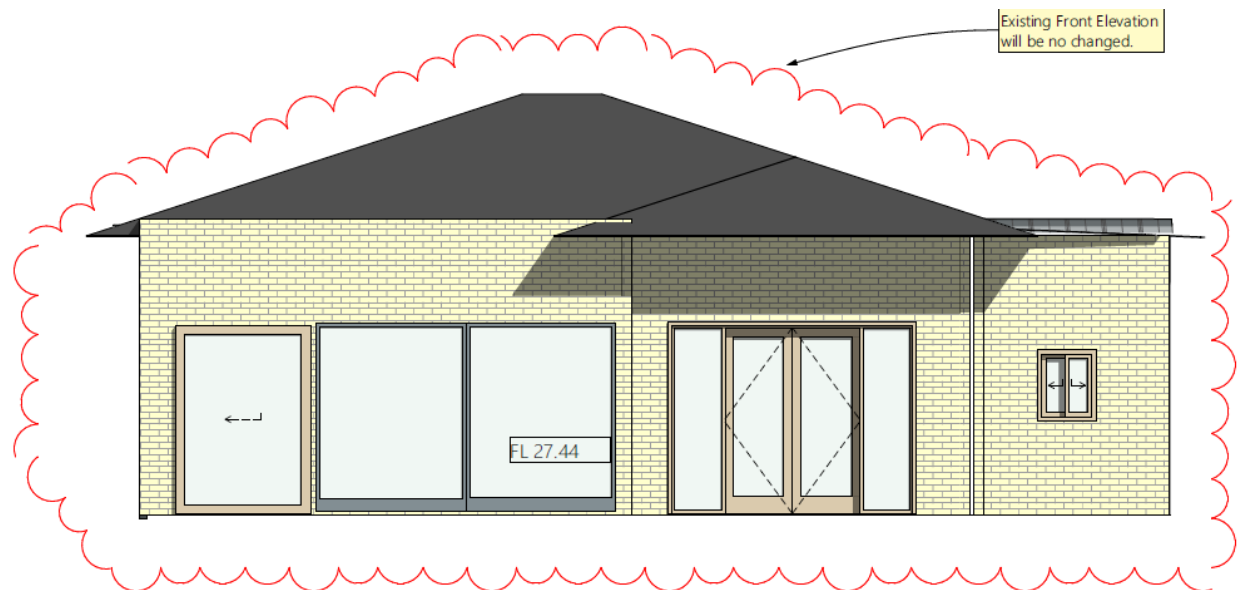
Vehicle and pedestrian access to the site is from Evaline Street. The site is in close proximity to the intersection of Evaline Street and Beamish Street. In addition to this subject site does not generate any traffic congestion, pedestrian amenity, parking problems. It also uses existing accesses and parking facilities.

2.6 Surrounding Land Uses

The site is located at residential development. The site is surrounded by the following: Evaline St on the North-west and North-east of the site is used for residential purposes with standard lots. The adjacent Dennis St is zoned B2 in CBELP 2023.

3. The Proposal

The intention of the owner is to demolition of existing rear awing and alternation and addition of the existing restaurant. .



1	North West Elevation
1:50	

Fig: Existing front elevation

The architectural drawings are attached with this report for reference.

4. Environmental Planning and Assessment Act 1979 No 203

4.1 Objectives of the Act - S 1.3

The objectives of the *Environmental Planning and Assessment Act 1979 (as amended)* are to:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

This Statement of Environmental Effects supports a development application that is in accordance with the objectives of the *Environmental Planning and Assessment Act 1979 (as amended)*.

Comments:

Proposed development will not affect any natural areas, water quality or the overall ecological environment. The fence development will help to enhance the quality of the local environment, promote the orderly and economic use of land and provide a positive impact on the existing land. The site has good connections with other parts of Sydney by Rail and Bus transport.

4.2 Matters for Consideration

The following sections of this report address the Matters of Consideration as outlined in Section 4.15 Evaluation, Clause (1) Matters for consideration (see below) of the *Environmental Planning and Assessment Act 1979*. The following matters, where relevant, are to be taken into consideration by Council when assessing a development application:

- (a) the provisions of—
 - (i) any environmental planning instrument, and
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (iii) any development control plan, and
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
 - (v) (Repealed)that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest

These matters of consideration are dealt with in the following sections including environmental planning instruments, development control plans, regulations, likely impacts of the development, suitability of the site for development, and the public interest.

Comments:

The proposed development satisfies the requirements under the State Environmental Planning Policy and the requirements of Council's DCPs, LEPs, and SEPPs have been carefully considered for this development

5. Environmental Planning Instruments [Section 4.15 (1) (a) (i) (ii)& (iii)]

5.1 Local Government Environmental Planning Instruments

- 5.1.1 Canterbury-Bankstown Local Environmental Plan 2023

Part 2

Clause 2.3 Zone Objectives and Land Use Table

Provided below are the relevant provisions of the plans and details of the proposal's compliance with these development standards. Under the provisions of the Local Environmental Plan CBELP 2023, the following uses may be carried out with development consent.

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for certain residential uses that are compatible with the mix of uses in local centres.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; [Commercial premises](#); Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial

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training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Comment:

The proposed development alternation and addition of the existing restaurant and it complies fully with the permissible definition with consent and accords with the zone objectives'

The Act and the Interpretation Act 1987 contain definitions and other provisions that affect the interpretation and application of this Plan-

Under the CLEP 2012, charcoal chicken in restaurant comes under the food and drink premises definition:

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note—

Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary.

As noted above a food and drink premises is a subset of retail premises which is defined as follows:

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,

- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note—

Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.

commercial premises means any of the following—

- (a) business premises,
- (b) office premises,
- (c) retail premises.

Comment:

Commercial premises are listed as a permissible use within the B2 zone, and therefore the proposed charcoal chicken and restaurant is permissible on site with development consent. In addition, the proposed development is considered fitting within the locale, and satisfies the objectives of the B2 zone by providing a compatible use within the Campsie Centre. The development provides employment opportunities and is in a highly accessible and well serviced area.

Part 4

Clause 4.3 Height of buildings

The maximum height of buildings shown for the land on the Height of Buildings Map is 27 m.

Comment: The maximum height of the proposal is 4.3 m, and no part of the proposal will exceed this height limit.

Part 6

6.2 Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Comment: There is a minor earthwork required to facilitate the construction of the proposed development as part of this application.

Clause 6.9 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) waste management,
- (f) suitable vehicular access

Comment: The subject site is currently connected to all utility services including water, electricity, gas, sewage, stormwater and telecommunication services and a concept stormwater plan for proposed dwelling is attached this application.

6. Development Control Plan(s) and Council Policies [Section 4.15 (1)(a) (iii)]

List of Development Control Plan(s) and Council Policies

6.1 Canterbury-Bankstown Development Control Plan 2023

Chapter 6 .1 General Requirements

The following table summarises the compliance of the proposed development with and CBDCP 2023.

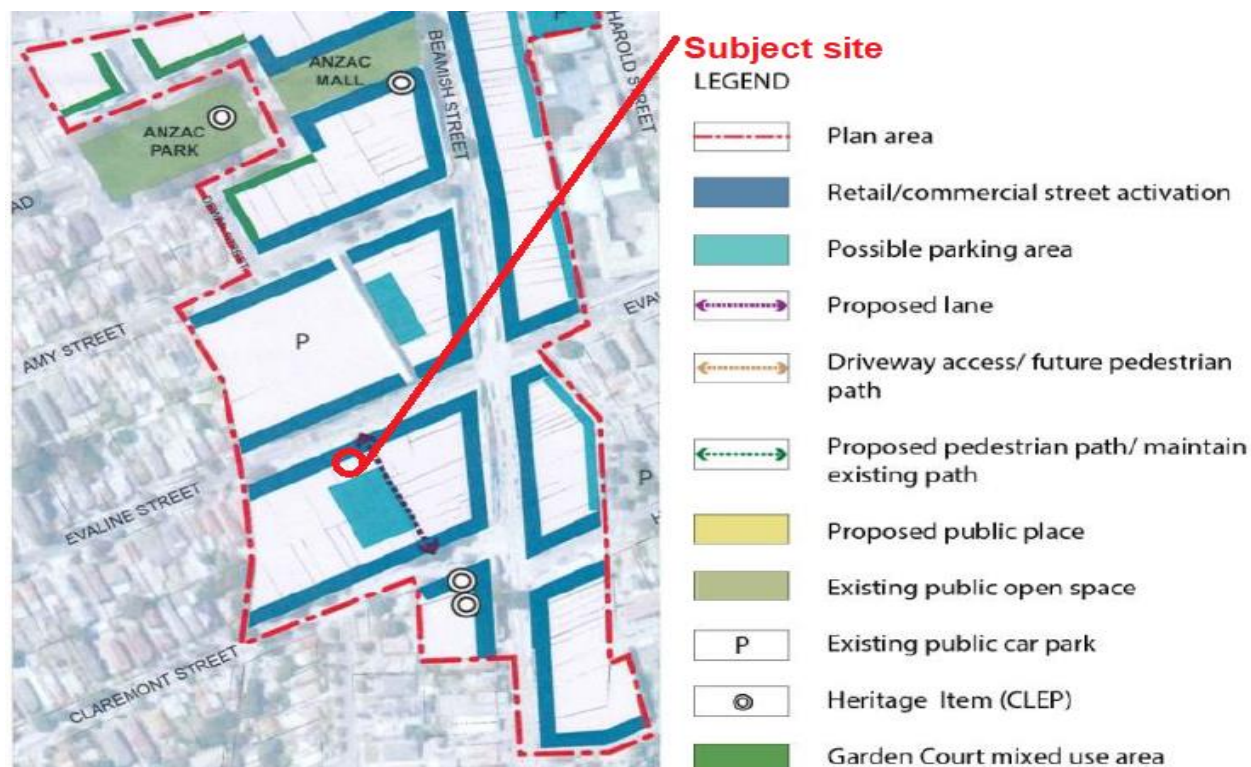
Development control parameters	Development Control Standards/Objectives	Comments
SECTION 2– ACTIVE STREET FRONTAGES	Building design (active street frontages) 2.1 The ground floor design must incorporate active street frontages particularly where addressing main streets, public open space and pedestrian links.	The purposes of these objectives are to outline controls for the management of the natural and built environment. The extension in the rear side of existing building. Not applicable.
	Building design (car parking) 2.9 For sites that do not adjoin a secondary street or rear lane, off-street parking and loading bays are to locate in the basement level or sleeved at ground level. Vehicle access is to be no more than a single driveway from the primary street and must ensure that: (a) the vehicle footpath crossing is as narrow as possible; (b) car park entries, driveways and loading docks are not located at the corners of street intersections.	Vehicle and pedestrian access to the site is from Evaline Street and sufficient car parking is available in the rear of the building. It complies.
	Building design (pedestrian entrances) 2.10 Entrances must locate on the primary street.	Yes, it complies.

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SECTION 3– FACADE DESIGN	<p>3.1 The vertical articulation dimensions are:</p> <p>(a) the facade design of the podium is to reflect the fine grain that is in accordance with, or similar to, that of the local streetscape; or</p> <p>(b) where there is no prevailing fine grain streetscape, the minimum vertical articulation dimension is 8m for the podium. The minimum vertical articulation dimension for tower buildings above the podium is 10m, which reflects the average width of an apartment.</p>	<p>There is no façade design of the proposed development, it complies.</p>
SECTION 8– GENERAL DESIGN AND AMENITY	<p>Food premises</p> <p>8.21 The design, construction, and operation of a food premises must comply with:</p> <p>(a) Food Act 2003;</p> <p>(b) Food Regulation 2010;</p> <p>(c) FSANZ Food Standards Code; and</p> <p>(d) Australian Standard AS 4674–2004, Design, construction and fitout of food premises.</p>	<p>The existing restaurant follows these food premises regulations; it will be check by council officer.</p>
6.3 Campsie Town Centre		

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According to Chapter 6 in 6.3 Campsie Town Centre is to be in accordance to the structure plan shown in Figure 2a. The following table summarises the compliance of the proposed development with and CBDP 2023.



Objectives	Development Controls	Comments
SECTION 3–SETBACKS	Front setbacks 1–3 storeys Build to front boundary	There is no work in front of the proposed development, it complies
	Side setbacks 3.3 Except where a proposed development adjoins a residential zone boundary, setbacks are not required in the B2 zone when the desired character is for a continuous street frontage.	It complies, please see the site plan.
	Rear setbacks 3.5 A rear setback to a residential zone boundary, or land on which an existing dwelling is located, is not required if the land adjoins a lane.	It complies, please see the site plan

7. Operation and Management

Type of Business: To sell cooked food dinning in and take way facility, fired, grilled, and heated food and or eat in this proposed takeaway.

Number of Stuff: Approximately 5 numbers are stuff operate the business during operation hours.

Operation Hours and days: Restaurant will operate seven days from 9 AM to 12.00AM.

Expected Number of Customers: Approximate 60 to 95 numbers customers will sitting there at this during operation hours.

Machinery and Production Process: There are charcoal machine, gas burners and bench top fridge and the fridge will use for preserve packed food.

Arrangements for transport: All packed food; half process food will deliver early morning 7AM or after 8PM. Small van will use for delivering goods to proposed shop. This shop has own delivery loading in the rear side.

Parking: This subject site is inside car parking facility and is considered that adequate car parking opportunities are available in the vicinity of the car park area.

Existing Transportation Services: The subject site has good access to existing public transport services in the form of trains and buses. The site is located approximately 250 metres of Lakemba Hill Railway Station.

8. Construction and Waste Management.

A waste management plan is attached with this proposal containing information on how to reduce and manage wastes during the construction phases of development.

9. Regulations [Section 4.15 (1)(a)(iv)]

There are no additional regulations that are relevant to the proposal and impact upon its permissibility.

10. Potential Local Area and Site Environmental Impacts [Section 4.15 (1) (b)]

10.1 Waste Management Plan

A Waste Management Plan attached to this application..

10.2 Concept Storm Water Management Plan

Concept Stormwater Management Plan attached to this application.

10.3 Survey Plan

Survey Plan attached to this application

11. Suitability of the Site for the Development [Section 4.15 (1)(c)]

The following provides a summary of the suitability of the site for the proposed development:

- The site is zoned B2 in CBELP 2023 which allows for the development of commercial with Council consent.
- The site has access to public transport road and utility infrastructure and community services.
- The site does not contain any endangered species or critical habitats. The increased densities proposed are unlikely to result in any significant environmental impacts.

12. Public Interest [Section 4.15 (1)(e)]

This report is submitted in support of the development application for construction of double storey house and detached secondary dwelling. The proposal represents the optimum utilisation of a presently developed site zoned for B2. The site is located within close proximity to services including schools, shopping, public transport and public parkland. As such the development application is in the public interest as it will provide for:

- An increase in community facilities to meet the changing demographic in a local community.
- An opportunity to provide higher architectural aesthetic view and environmental and close proximity to public transport infrastructure and facilities, reducing the use of the private car and improving air qualities / reducing congestion;

Moreover, the environmental impacts of the proposal will generally be positive. The application does not seek approval to establish urban development in an ecologically sensitive area. The land does not comprise critical habitat and is not within a conservation area.

It is submitted that the proposal will provide a net benefit to the Campsie community.

13. Conclusion

The development proposed for demolition of existing awning and alternation and addition of the existing restaurant meets the functional requirement complying with Canterbury-Bankstown City Council in general.

Accordingly, this Development Application is submitted in the belief that it deserves of council's favourable consideration.