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Statement of Environmental Effects

Accompanying a development application for

Change of use to a tattoo studio

At

Lot 1 SP81016

Shop 1b/139-143 Waterloo Road Greenacre

October 2023

Statement of Environmental Effects
Shop 1B/139-143 Waterloo Road Greenacre

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Shop 1B/139-143 Waterloo Road Greenacre

1. Introduction

This statement of environmental effects has been prepared by David Carey Town Planning & Development on behalf of Fraser Karne to accompany a development application for change of use to a tattoo studio at Shop 1B/139-143 Waterloo Road Greenacre. The application is being lodged pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions and objectives of Canterbury Bankstown Local Environmental Plan 2023 and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed development addresses the site and its context and will provide a suitable use, consistent with the character of the area within an existing unit. The proposed development will not have an adverse impact on the environment.

In terms of design, the proposed use is consistent with the existing layout of the unit. The development is at a scale and character which is compatible and consistent with the existing building and surrounding area.

This statement has been prepared having regard to the following documentation:

- Architectural plans prepared by Drafting Services

2. Site description and analysis

2.1 Location and property description

The site consists of one torrens title lot with a legal property description of Lot 1 SP81016. The street address of the site is Shop 1B/139-143 Waterloo Road Greenacre. The location of the site is shown in Figure 1 below. The use is proposed within an existing commercial unit within a building containing a number of different units.



Figure 1 – Aerial view of site (Six Maps)

2.2 Site characteristics

The overall site has a regular shape, with pedestrian access from both Waterloo Street and Macquarie Street. The site has vehicular access from the rear lane.

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Figure 2 – View of the site from the corner of Elizabeth Street and Macquarie Street (Google Maps)

The unit has previously been used for other commercial purposes.

2.3 Surrounding development

The subject site is located approximately 3km from the Bankstown CBD and Bankstown railway station. There are bus services on both Wangee Road and Waterloo Road to Bankstown, Strathfield and Hurstville.

3. Details of proposal

3.1 Proposed development

The proposed development is as follows:

- Use of the existing unit as a tattoo studio

The proposed tattoo studio consists of one workstation. There will be a separate hygiene area consisting of a bench, wall mounted UV steriliser, ultrasonic cleaner, basin, bench top steriliser, bench and cupboard.

There will only be one worker at the unit who will be the owner of the business.

The proposed hours of operation are 8:30am-6pm seven days per week.

No advertising signage is proposed as part of the application.

There will be minimal noise impacts, as there are no construction works involved, only minor fitout works.

Orders of supplies will be made once a month or as needed in bulk and will be delivered by a local courier or whoever the company chooses.

Waste and recycling will be collected as by a commercial provider as part of the existing waste facilities as part of the building.

Medical waste will be collected separately by an authorised provider.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

Canterbury Bankstown Local Environmental Plan 2023

The subject site is zoned B2 Local Centre under the Canterbury Bankstown LEP 2023. The objectives of the zone are as follows:

- *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.*

The proposed use will provide for the continued use of the an existing unit for business related purposes. It will not have an adverse effect on other land uses. The proposed development is therefore consistent with the above objectives.

The proposed development can best be defined as a “business premise” which is permitted with consent in this zone.

The proposed development complies with the provisions of the LEP.

(iii) any development control plan

Canterbury Bankstown Development Control Plan 2023

Canterbury Bankstown Development Control Plan 2023 is applicable to the site. A review of the complete DCP has been performed against the plans for the proposed development. Clauses of the DCP relevant to the change of use to a tattoo studio are minimal, nevertheless an assessment of relevant clauses is provided below.

Clause	Required	Proposed	Complies
2.6 Off street parking rates	The Off-Street Parking Schedule does not apply to changes of uses to business premises, food and drink premises, medical centres, office premises, recreation facilities (indoor), shops and veterinary hospitals within Zones B1, B2 and B4 provided: (a) The new use does not result in an increase in the gross floor area of any building within which it is carried out. (b) The new use does not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to car parking and vehicular movement.	Complies, site zoned B2, no increase in floor area proposed and no contradiction to existing consent conditions.	Yes
4.1	Development must provide bin storage and separation facilities within each tenancy and within the communal bin room.	Waste facilities to be provided	Yes

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		within unit and exist within building	
4.2	Development must provide an appropriate and efficient waste storage system that considers: (a) the type of business; (b) the volume of waste generated on-site; (c) the number of bins required for the development and their size; (d) additional recycling needs e.g. cardboard, pallets and milk crates; (e) waste and recycling collection frequencies.	Existing system within building to be utilised. Refer to waste management plan	Yes
4.3	Where development involves multiple tenancies, the design of development is to ensure each tenancy will be able to obtain a Trade Waste Licence.	Not applicable, change of use only	N/A
4.4	Bin storage areas are to integrate with the overall design and functionality of development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.	No change to bin storage areas within building proposed	N/A
4.5	The design of the bin storage area must comply with the requirements of the applicable Waste Design for New Developments Guide.	No change to bin storage areas within building proposed	N/A
4.6	An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with the Australian Standard AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas.	No change to existing building collection point proposed	N/A
4.7	Waste collection frequency is to be a minimum of once per week. Higher collection frequency may be required for development with larger waste generation rates or development that produce food waste. Bin storage areas are to be kept clean, hygienic and free from odours. Higher collection frequencies must not impact on neighbouring residents in relation to noise, odour and traffic.	To comply	Yes
4.8	Collection frequency for commercial tenancies producing more than 50 litres of meat, seafood or poultry waste must have daily waste collection or be designed to be provided with a dedicated refrigerated room for waste storage between collections.	Not applicable	N/A

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

None applicable.

(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,

The proposed development will not create significant environmental impacts on the natural and built environments. The proposed development will comprise a suitable use for an existing commercial unit with minimal physical works involved.

The development will have negligible social effects.

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Economic benefits will occur as a result of the employment of persons as part of the operation of the tattoo studio.

(c) The suitability of the site for the development,

The proposed development is permissible under relevant planning controls; it is compatible with surrounding land uses and the character of the area. The proposed use is consistent with Council's zoning for the property and the LEP.

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes (if notification is required).

(e) the public interest.

No adverse impacts relating to the public interest are expected to arise from the proposal. The proposed development aims to provide a suitable use that will utilise an existing commercial unit.

5.0 Other considerations

5.1 Visual Impacts

The development will have minimal visual impacts as it is located within an existing commercial unit with minimal physical works proposed. The development is internal to the unit.

5.2 Open Space

The proposed development will have negligible impact on open space. New open space is not required for a change of use to a commercial unit.

5.3 Overshadowing and Privacy

The proposed development will not have any overshadowing impacts. Proposed works are minimal and located within an existing unit. There will be no privacy impacts as the unit is near ground level.

5.4 Noise

Usual noise levels associated with fitout work will be generated within normal working hours during fitout of the project, which should have minimal adverse effects. The proposed development is located within an existing commercial building, with many existing sources of noise. Late night operation is not proposed.

5.5 Erosion Control Measures

Not applicable, as all works requiring development consent will occur on existing hard stand areas of the site.

5.6 Economic and Social Impacts

The proposed development is likely to contribute to a range of economic benefits in the Canterbury-Bankstown local government and surrounding areas through:

- more efficient use of land resources, existing infrastructure and existing services
- local sourcing of fitout materials
- the local sourcing of tradesmen and other fitout related professionals
- the use of the unit generating economic benefits through the employment of staff and contractors

The development will have beneficial social impacts of providing services for residents of the Bankstown community.

5.7 Environmental Benefits

The design will not increase peak stormwater flows or cause soil erosion. No trees are required to be removed as part of the proposed development. There will be no adverse impact in terms of soil contamination or air pollution or on rare or endangered plant or animal species. All works are part of an existing developed site.

5.8 Traffic/parking

The proposed development will result in no loss of parking on the site. There will be no substantial change in traffic/parking demand as a result of the development, as it is an existing developed commercial site and no increase in floor area is proposed.

5.9 Stormwater/flooding

The proposed use is located within an existing commercial unit and therefore will have minimal impact on stormwater. No new impervious area is proposed.

5.10 Bushfire

The site is not known to be bushfire prone.

5.11 Disabled access

The proposed development will comply with the Building Code of Australia. Disabled access to the unit will be available from the front footpath.

5.12 Waste management

All waste and recycling from the proposed development will be collected by a commercial provider from the existing waste collection point.

All of the below will be placed within yellow medical waste bins within the unit and collected regularly by an authorised provider:

- Cartridge Needles
- Glad wrap
- Plastic Cups
- Ink Caps
- Medical Tape/bandage wrap
- Razors (used to remove hair in the area being tattooed)

6.0 Conclusion

The development proposed for the subject site, located at Shop 1B/139-143 Waterloo Road Greenacre has been considered in terms of the matters for consideration that are contained within Clause 4.15(1) of the *Environmental Planning and Assessment Act 1979* ("the Act").

As indicated in Part 4 of this Statement, the proposed development is considered to be acceptable in terms of the relevant provisions of the *Canterbury-Bankstown LEP 2023*, which is the principal environmental planning instrument applicable to the subject site. As such, it is considered to be acceptable in terms of Clauses 4.15(1)(a)(i) and 4.15(1)(a)(ii) of the Act.

As indicated in Part 4 of this Statement, the proposed development is considered to be acceptable in terms of all the relevant aims, objectives and standards contained within the relevant chapters of the Canterbury Bankstown Development Control Plan 2023 and is therefore consistent with Clause 4.15(1)(a)(iii) of the Act.

In addition, the proposed development would have a number of positive effects on both the natural and built environments, as well as a range of social and economic benefits. It is considered unlikely that the proposed development, given its nature, scale and location, would have any detrimental impacts on the built or natural environment or any detrimental social or economic impacts on the surrounding locality. Thus, it is considered to be acceptable in terms of Clause 4.15(1)(b) of the Act.

Further, the subject site is suitable for the proposed development as it is an existing commercial unit intended for commercial/business related purposes. Accordingly the development is consistent with Clause 4.15(1)(c) of the Act.

The proposed development will provide a new use for an existing commercial unit and provide a service that benefits the Bankstown community. The proposed development is clearly in the public interest, and acceptable in terms of Clause 4.15(1)(e) of the Act.

Given the above, the proposed development is worthy of approval, and it is requested that the development application to which this Statement of Environmental Effects relates be approved by Council as submitted.