

Statement of Environmental Effects

Change of use dwelling to community facility and fitout.

Property address: 120 Campsie Street, Campsie, NSW 2194

Prepared for Campsie Multicultural Youth Welfare Inc

February 2024



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1. Executive Summary

1.1 The Proposal

The subject site is consisting of a single storey brick house is known as Lot 21, DP 11981 and 120 Campsie Street, Campsie, NSW 2194. The site covers an area of approximately 509.7 sqm. The location is unrivalled with Campsie being the central hub for multicultural diversity and 1 min walk to Town Centre. a short stroll to Campsie's buzzing village shops, cafes, schools and transport options with upcoming Sydney Metro due to complete by 2024. This house was built in 1930 comprising 3 bedrooms, 2 bathrooms and 2 car spaces.

This application seeks approval for conversion of exiting outbuilding to a secondary dwelling.

Proposed development

Feature	Number
Total Site Area	509.7 sqm
Existing House	132 sqm
Existing Concrete	96 sq
Proposed total floor Area	126 sqm
Storey	1

1.2 The Report

This Statement of Environmental Effects has been prepared by **Planning and Architecture Research for Sustainable Housing Integrity (PARSHI)** on behalf Campsie Multicultural Youth Welfare Inc applicant in support of the subject development proposal.

Accompanying reports in conformance with Council requirements will include:

1. Architectural Plans
2. 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 (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;

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

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 subject site is consisting of a single storey brick house is known as Lot 21, DP 11981 and 120 Campsie Street, Campsie, NSW 2194. 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 R3 Medium Density Residential. The adjoining properties on the either side are also belonging to the same zone.



Fig 2.1a: 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 509.7 sqm. The site has a frontage approximately 17.20 m to Campsie Street and close to Albert Street.

2.3 Existing Site Development

A single storey is situated centrally on the site; along the south-west boundary is railway line and an awning with informal parking available in front of the building. At present the land comprises of huge landholdings and with varying amounts of vegetation cover on the site and inhabited housing development to all of Campsie Street. The existing house is well connected with public transport system to reach the amenities like shopping centre, railway station etc.



Example of Existing House, (pic) and front side of the property 120 Campsie St Campsie.

2.4 Existing Vegetation

The proposed site has no significant tree to remove. A landscape plan has been provided that ensures maximum tree preservation. Where old tree is not to be removed and to plant a new younger tree and landscaping will be provided elsewhere on the site. The existing building 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 and landscape has been addressed.

2.5 Existing Access and Movement

Vehicle and pedestrian access to the site is from Campsie Street. The site is in close proximity to the intersection of Albert St and Alma Ave. 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: Campsie Street and railway truck on the south-west and east of the site is used for residential purposes with standard lots. The adjacent Campsie St is zoned R3 in CBELP 2023.

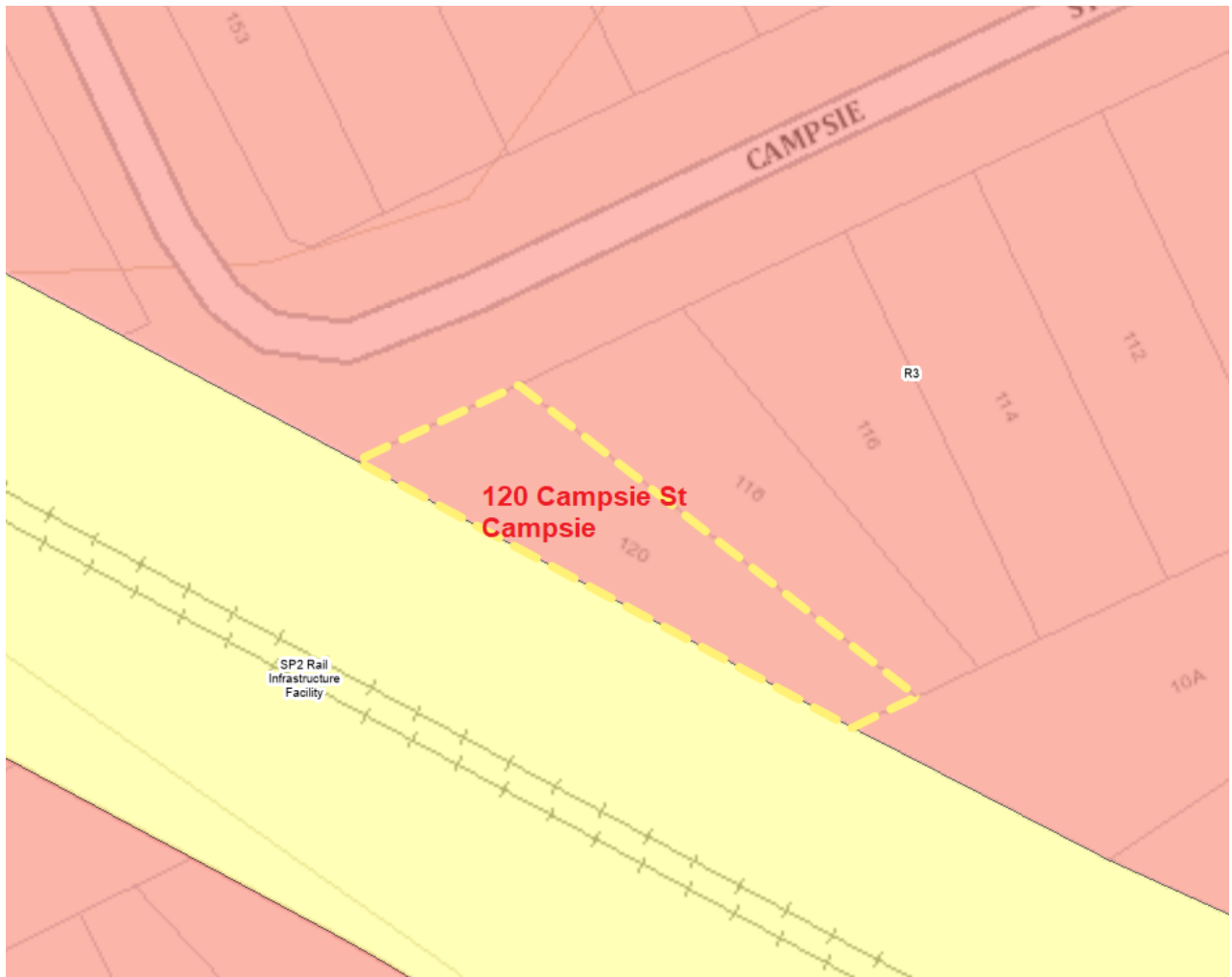


Fig: Surrounding zone area of the subject site.

3. The Proposal

The intension of the owner is to change of use dwelling to community facilities.

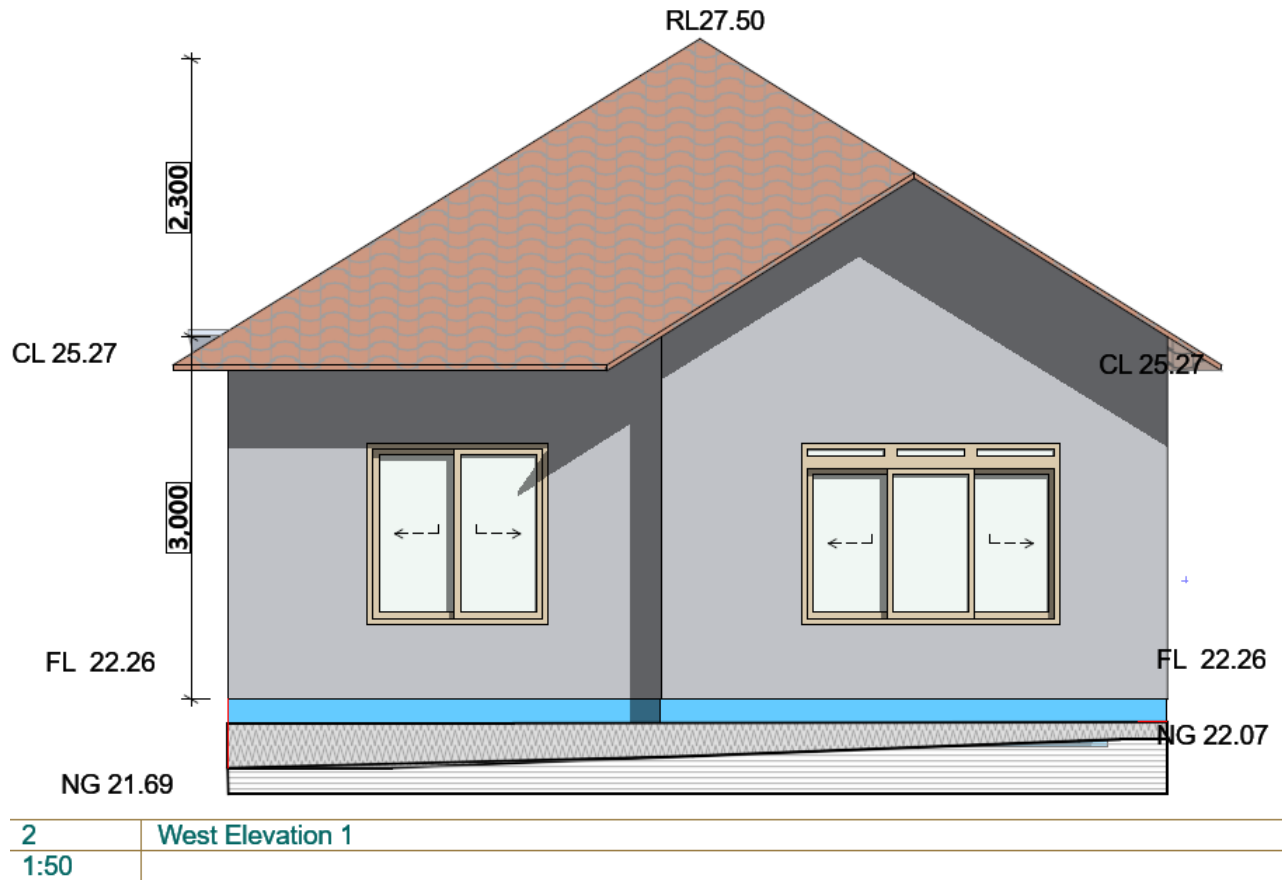


Fig: Proposed house front elevation

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,*

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- (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 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 bus and train 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 R3 Medium Density Residential **1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium 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 uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

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Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; **Community facilities**; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

Comment:

The proposed development community facilities and it complies fully with the permissible definition with consent and accords with the zone objectives' last one.

Part 4

Clause 4.3 Height of buildings

The maximum height of buildings shown for the land on the Height of Buildings Map is 8.5 m.

Comment: The maximum height of the proposal is 6.03 m, and no part of the proposal will exceed 8.5 m.

Clause (2A) Despite subclause (2), the following maximum building heights apply—

- (a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1,
- (b) 8.5m for a dwelling house in Zone R4 in Area 2,

Clause 4.4 Floor space ratio

(2A) Despite subclause (2), the floor space ratio for a building used for a purpose specified in the table to this subclause on land in a zone specified in the table is the floor space ratio listed beside the use and the zone in the table plus the floor space ratio shown for the land on the Floor Space Ratio Map.

(2C) To avoid doubt, subclause (2A) does not apply to land for which a floor space ratio is not shown on the *Floor Space Ratio Map*.

Comment: The floor space ratio requirement is 0.5:1 that is 509.7 sqm floor area and proposed floor area is 126 sqm, it has complied.

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

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

Development control parameters	Development Control Standards/Objectives	Comments
Chapter 2 -Site Considerations		
2.3 Tree Management		
SECTION 2–TREE MANAGEMENT	2.1 A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.	There is no tree need to be removed. Not applicable.
Chapter 3- General Requirements		
3.7 Landscape		
SECTION 2–LANDSCAPE DESIGN	2.6 Development must consider the retention of existing trees in the building design	No tree will be removed.

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	<p>2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and:</p> <p>(a) Canopy trees are to be of a minimum 75 litre pot size.</p> <p>(b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.</p> <p>(c) Place evergreen trees well away from the building to allow the winter sun access.</p> <p>(d) Select trees that do not inhibit airflow.</p>	N/A
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3.2 Parking	Objectives O1 To ensure development achieves the parking requirements. O2 To achieve a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers. O3 To reduce car dependency by encouraging alternative means of transport such as cycling, walking and public transport. O4 To ensure the layout and design of car parks function efficiently and safely. O5 To ensure the design of open-air car parks incorporate landscape to manage urban heat and water, and to minimise the visual impact. O6 To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.	This premises has own 4 car spaces, although there is no parking control under DCP 2023 for community facility.
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3.3 Waste Mangement	<p>SECTION 4–COMMERCIAL DEVELOPMENT</p> <p>4.2 Development must provide an appropriate and efficient waste storage system that considers:</p> <p>(a) the type of business;</p> <p>(b) the volume of waste generated on-site;</p> <p>(c) the number of bins required for the development and their size;</p> <p>(d) additional recycling needs e.g. cardboard, pallets and milk crates;</p> <p>(e) waste and recycling collection frequencies.</p>	A Waste Management Plan attached to this application.
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Hour's operation

Community services

07:00 am – 10.00 pm Monday to Friday

8.00 am -10.00 pm Saturday and Sunday

Community Activities

The community activities are following-

Indoor games included table tennis, Billiards, and so on.

Educational workshop- seminar, social awareness workshop, senior citizen activities, JP services, community library, etc.

Charity activities: funds arising for social help eg flood, bush fire, and others.

The plan of Management is provided as tabular forma:

Activities		Tools	Timetable	Expected to attend patrons
Community Hall uses- 7.00 am -10.00	Indoor games	Table tennis, Billiards	5pm -9pm	10-15

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	Educ ation al works hop	Seminar/we binar	103:30am-4pm	30
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7. 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. This is consistent with 3.3 waste management of Canterbury-Bankstown Development Control Plan 2023.

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

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

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

9.1 Waste Management Plan

A Waste Management Plan attached to this application..

9.2 Concept Storm Water Management Plan

Concept Stormwater Management Plan attached to this application.

9.3 BASIX

No BASIX is attached this application.

9.4 Survey Plan

Survey Plan attached to this application

10. 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 R3 in CELP 2023 which allows for the development of Community facilities with Council consent.
- Site constraints are moderate and provide the opportunity for an innovative land development to enhance the built and natural character of the immediate neighbourhood.
- 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.

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

This report is submitted in support of the development application for change of use a dwelling to community facilities. The proposal represents the optimum utilisation of a presently developed site zoned for R3. 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 Campsie 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;
- An opportunity to improve Ingleburn location by community facilitating the development of well modern designed within an attractive landscape setting close to support services and infrastructure;

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.

12. Conclusion

The development proposed for change of use a dwelling to community facilities 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.