

MM CONSULTING ENGINEERS

Statement of Environmental Effects

Address:

138 Haldon Street, Lakemba

Lot & DP/SP:

X/-/DP386643

Proposal:

Change of Use of Existing Butcher Shop to a
Butcher and small area of Shop as takeaway
for selling cooked meat related products

Date:

13 February 2024

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1. Introduction

This Statement of Environmental Effects is prepared in conjunction with a development application seeking approval for changing the existing butcher shop into a butcher shop with a small area as takeaway selling cooked meat-related products at 138 Haldon Street, Lakemba. The application is submitted under Section 78A of the Environmental Planning and Assessment Act (EPA Act), 1979, and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

This document aims to provide an overview of the subject site and its surrounding environment, describe the proposed development, and assess its compliance with the relevant planning regulations, specifically Canterbury-Bankstown Local Environmental Plan 2023. The evaluation is conducted following the criteria outlined under Section 4.15 of the EPA Act, 1979.

The property is situated within the B2 - Local Centre zoning of the Canterbury Local Environmental Plan 2023. The immediate surroundings consist predominantly of commercial and retail establishments, with residential properties interspersed. The proposed conversion aligns with the permissible land use within this zoning designation.

The project involves changing the existing butcher shop into a butcher shop with a small takeaway shop selling cooked meat-related products. This includes internal modifications to accommodate the new use and any requisite fit-out to support the operations of the business. The objective is to ensure the development is consistent with the goals and objectives outlined Canterbury-Bankstown Local Environmental Plan 2023.

An assessment of the proposed development against the pertinent planning instruments indicates that it conforms to the objectives of the zoning and does not pose significant adverse

impacts to the local environment. The change in use of shop aligns with the intended land use for the area and is not anticipated to result in any adverse effects that cannot be adequately addressed.

In summary, the proposed change of the existing butcher shop to a butcher shop with a small area in the shop as takeaway at 138 Haldon Street, Lakemba, demonstrates compliance with the provisions set forth in the Canterbury-Bankstown Local Environmental and Development Plans 2023. The assessment indicates no discernible adverse impacts arising from the proposed development.

2. Site Information

- The site is 279.58 m² (Approx.), with a frontage of 6.05m (Approx.)
- The site is located towards the northern end of Haldon Street.
- The neighborhood is mainly zoned B2 – Local Centre
- Main access is through Lakemba Street & The Boulevard towards the north.
- Currently the ground floor is being used as a butcher shop and first floor is a residential dwelling



Figure 1: Aerial of Subject Site

Source: *Six Maps 2024*



Figure 2: Image of Subject Site

Source: Google Maps 2024

3. Proposal

3.1 Overview

The proposed development involves the changing in use of the existing butcher shop at 138 Haldon Street, Lakemba, into a butcher shop with a small takeaway section specializing in cooked meat-related products.

3.2 Detailed Description

The development application seeks consent for the change of use from a butcher shop to a butcher shop with an integrated takeaway component. The change in use will not impact the building's height or bulk.

As part of this amendment, the existing glazed doors will be replaced with a new glazed sliding door. The proposed shop is only a takeaway shop so no seating arrangements required for the customers.

The exhaust would be opened to the front side, same as already being done in a shop on the opposite side of the street. Figure is affixed below.



The total floor area of the takeaway shop premises is 9.44m². Operating hours are proposed to be from 9am to 11pm, seven days a week. The maximum number of staff/employees on the premises at any given time is anticipated to be two.

4. Statutory Framework

4.1 Canterbury-Bankstown Local Environmental Plan 2023

Development Standard	Requirement
Land Zoning	B2 – Local Centre
Acid Sulphate Soils	N/A
Floor Space Ratio	N/A
Height of Building	N/A
Land Reservation Acquisition	N/A
Minimum Lot Size	N/A
Heritage	N/A
Flooding	N/A

4.2 Section 4.15 Considerations

S.4.15(1)(a) The provisions of any planning instrument, proposed instrument that is or has been the subject of public consultation, 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, development control plan or regulations.

The development proposal is pursuant to LEP and DCP. The assessment shows that the proposed development is consistent and compliant with the objectives, performance criteria and the controls of the LEP and DCP.

S.4.15(1)(b) Impact on The Environment and social and Economic Impacts Locally

The Development complies with setbacks and is compatible with the design of the site and the surrounding developments.

Access, Transport and Traffic

The proposed development will not result in any adverse impact on traffic and transport in the immediate vicinity. The proposal provides parking at the rear of the property and is accessed through the existing rear laneway.

Utilities

Existing utility services will adequately service the development.

Flora and Fauna

The proposal does not include the removal of flora or fauna.

Waste Collection

Commercial domestic waste collection applies to this development.

Natural Hazards

The site is not affected by any known hazards.

Economic Impact in the Locality

The proposed development will provide temporary employment through the construction of the development and therefore benefit the surrounding businesses.

Site Design and Internal Design

The scale of the development is appropriate having regard to the context of the site, the objectives of the relevant planning provisions and will be compatible with the scale of the development in the local area.

Construction

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

S.4.15(1)(C) The Suitability of the Site for the Develop

The subject site does not have any constraints that would affect the proposals suitability of the site.

S.4.15(1)(d) Any Submissions Received in Accordance with This Act or The Regulations

Submissions that will be received by council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

S.4.15(1)(e) The public Interest

The proposed development is considered to be compatible with the surrounding development and is consistent with the objectives of the relevant planning controls. Therefore, approval of the proposal is considered to be within the public interest, subject to the recommendations listed below.

5. Conclusion

The proposal has been evaluated in accordance with the relevant planning regulations, including the Canterbury-Bankstown Local Environmental Plan and Development Control Plans 2023. It has been determined that the proposal complies with the site requirements for development.

This change of use is permissible with consent and is considered to generally align with the controls and objectives outlined in the aforementioned planning instruments. The proposed design of the building is deemed suitable in terms of character and scale within its surrounding context.

In summary, considering the positive aspects of the proposal and the absence of significant adverse environmental impacts, it is recommended that council grant consent to the proposed plans, subject to the appropriate conditions outlined above.