



Statement of Environmental Effects for a Development Application for Change of use at 36-38 Canterbury Rd Hurlstone Park.

Planning considerations prepared by Flossiy Rutter, DA Angels

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Current Zoning R3 Medium Density under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023).

1 Introduction

This Statement of Environmental Effects relates to a development application seeking Council's consent to a change of use of the property located at 36-38 Canterbury Rd Hurlstone Park, to a Beauty Clinic premises with front building identification.

The conclusion reached is that the proposal is acceptable with regard to all relevant planning issues.

2: Site and Surroundings

The site is the land described as 36-38 Canterbury Rd Hurlstone Park The current use is as an empty shop. The surrounding areas are business use, Residential and special infrastructure in nature, and in the main are developed for shops, business and medium density residential.

3: Proposed Development

The proposal is for the addition of extra partition into the existing premises, and the establishment of a Beauty Clinic premises, as shown in the attached plans.

4: Planning considerations:

The site is zoned as R3 Medium Density under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023).

The objectives of this zone are...

CBLEP2023 control R3— .Zone R3 Medium Density

. 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

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

The proposal is for a neighbourhood shop providing beauty care services to the community, including retail of personal care products. This complies with the zoning and is permitted with consent.

Canterbury-Bankstown DCP 2023–Chapter 10.6

SECTION 3–NEIGHBOURHOOD SHOPS Objectives O1 To ensure neighbourhood shops enable the co-location of appropriate business and residential uses. O2 To ensure neighbourhood shops make a positive contribution to the visual character of the streetscape. O3 To ensure the building form and function of neighbourhood shops are compatible with the prevailing suburban character of the residential areas. O4 To ensure the building form and function of neighbourhood shops do not adversely impact on the amenity of adjoining dwellings and neighbouring sites. Development controls Building design

3.1 A maximum one neighbourhood shop is permitted on the site.

3.2 The neighbourhood shop must locate on the ground floor.

3.3 A stand-alone neighbourhood shop must comply with the storey limit and setback controls applicable to attached dwellings in Zone R3 or residential flat buildings in Zone R4.

3.4 Development must achieve a high standard of architectural design and visual quality including: (a) facade modulation; (b) high quality materials including variation in texture and colour; (c) landscaping within the front boundary setback; and (d) vehicle access, parking and manoeuvring not being visually dominant when viewed from the street.

3.5 Development must provide an active street frontage and may include large, transparent windows on the street elevation that enable the perception of indoor activity to be obtained from the public domain. Council does not permit solid roller doors and shutters.

Amenity 3.6 Council must consider the following matters to ensure development for the purposes of neighbourhood shops has a minimal impact on the amenity of adjoining dwellings and neighbouring sites: (a) the likely number of vehicle, delivery and visitor movements; (b) the size of delivery vehicles associated with the proposed development; (c) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;



(d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised; and (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, vibration, fumes, gases, smoke, dust or odours, or the like.

3.7 All loading and unloading is to be undertaken on-site. The loading and unloading areas should locate behind the front building line.

3.8 Council may limit the hours of operation of neighbourhood shops from 7.00am to 7.00pm Monday to Saturday and 9.00am to 6.00pm on a Sunday and not at any time on a public holiday. Waste storage areas

3.9 Neighbourhood shops must provide waste storage areas inside every food premises and inside any shop that is capable of accommodating a food premises.

3.10 Neighbourhood shops must locate waste storage areas inside the building or adjacent to a lane where it is: (a) convenient and safe for residents, tenants, and waste collection trucks to access the waste storage area; and (b) the location and floor level are to the satisfaction of Council.

3.11 With any waste storage area: (a) the wall height must ensure people can walk into the waste storage area and the lid of a waste bin can be opened with ease; and (b) Council may increase the minimum dimensions for a commercial waste storage area depending on the likely use of the business and retail premises and the frequency of collection services.

The hours of operation and employees/client numbers are proposed as the following:

Monday to Sunday	8 a.m. to 8p.m.
Maximum number of clients	4 people
Maximum number of staff	4 people

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There is access to the subject site for any loading and waste disposal. There is onsite parking for employees, and street parking and parking in the immediate vicinity for customers. The proposal complies with the above DCP requirements



5: Signage

Objectives O1 To ensure signs provide effective communication in suitable locations. O2 To ensure signs are of high quality design and finish.

Development controls Signs in Zones R2, R3 and R4 2.1 Business identification signs must comply with the following controls: (a) Council permits only one sign per site; (b) the total sign area must not exceed 1.2m x 0.6m; (c) the sign is to be located on or behind the building line; (d) the sign is to be located at or below the awning level. Where there is no awning to the building, the sign is solely permitted below the window sill of the second storey windows; (e) if the sign is painted or attached to a building, the sign must not screen windows and other significant architectural features of the building; (f) the sign is to be non-illuminated.

An elevation plan showing the proposed signage is submitted.

6: Other considerations under State Environmental Planning Policies which apply to this property.

Stormwater Management has been considered by the applicant. There is no change to the existing collection of stormwaters.

The application does not include includes a certificate complying with to State Environmental Planning Policy (BASIX) 2004 because the cost is less than \$50,000.

There is no change that would cause any hazard under Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards) as it applies to the site.

Consideration has been given to State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP). There are no Biodiversity values noted on the planning maps for this site.

7: Considerations under clause 4.15 of Environmental Planning and Assessment Act, 1979

Planning Agreements

No planning agreements apply to this land.

Regulations

The Development Application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2000.

Likely Impacts

The development will have no adverse impact on the availability of services, vehicular access, use of common facilities, and open space in the area of Hurlston Park



Suitability of the site

The site is presently used for commercial purposes. The proposed works do not change the existing land use being residential.

Impact on the Built Environment

The development will have minimal impact on the built environment. The proposal is consistent with normal developments found in residential localities in the CBCity Council area.

Public Interest

The proposal is not considered to be in conflict with the CBCity Council Planning Scheme and meets with the objectives of CBLEP 2023 for residential properties. Approval of the proposal would be in the public interest.

Summary

The proposal seeks Council's consent to a development application seeking approval for the change of use to a Beauty Clinic premises.

The proposal complies with all Canterbury Bankstown LEP controls, and generally complies with I Canterbury Bankstown DCP 2023. The proposal satisfies the relevant heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic use of the land. Accordingly, the application should be recommended for approval.

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