



Application Pursuant to Clause 4.15 of
The Environmental Planning and Assessment
Act 1979

Statement of Environmental Effects in support of the
Conversion of a garage to a food bank in an existing community facility

151 Belmore Road, North Riverwood NSW 2210

Client: Riverwood Community Centre
Project No: 24357
Date: September, 2024
Prepared By: Nikola Verusheski

Title	Version	Prepared By	Checked by	Date
Statement of Environmental Effects	1	NV	MT	September, 2024

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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) is to accompany the plans lodged as part of the development proposal to Canterbury-Bankstown Council for conversion of a garage to a food bank in an existing community facility, at 151 Belmore Road, North Riverwood.

The statement addresses the relevant elements of Section 4.15 of the Environmental Planning and Assessment Act 1979, together with relevant State Environmental Planning Policies and Regional Environmental Plans, The Regulations and local plans and policies.

1.2 LEGISLATIVE REQUIREMENTS

The site is located in the Canterbury-Bankstown Local Government Area (LGA) within the RE1 Public Recreation Zone. The following state and local legislative controls are relevant to the proposal:

- State Environmental Planning Policy Resilience and Hazards 2021
- State Environmental Planning Policy –Transport and Infrastructure 2021
- Canterbury-Bankstown Local Environmental Plan 2023

1.3 NON-LEGISLATIVE REQUIREMENTS

The following non-legislative control is applicable to the development:

- Canterbury-Bankstown Development Control Plan 2023

1.4 CONCLUSION

It is our professional opinion that the proposal is consistent with the relevant controls, their underlying objectives, together with the plans and policies at both local and state levels. The proposal offers a high-quality design outcome that will provide and contribute to the opportunities in this community precinct comprised of a varied and eclectic mix of types of land use.

We recommend the proposal for your approval, subject to standard conditions of consent.

2 SITE SUMMARY

2.1 SITE ATTRIBUTES

Address of Site:	151 Belmore Road, North Riverwood
Local Government:	Canterbury-Bankstown City Council
Local Environmental Plan:	Canterbury-Bankstown L.E.P. 2023
Development Control Plan:	Canterbury-Bankstown D.C.P. 2023
Zone:	RE1 – Public Recreation
Brief Description / Purpose of Proposal:	Conversion of a garage to a food bank in an existing community facility

2.2 SITE DESCRIPTION

The site is legally known as Lot 5, DP808180 and is commonly referred to as 151 Belmore Road, North Riverwood. The subject site is community centre.

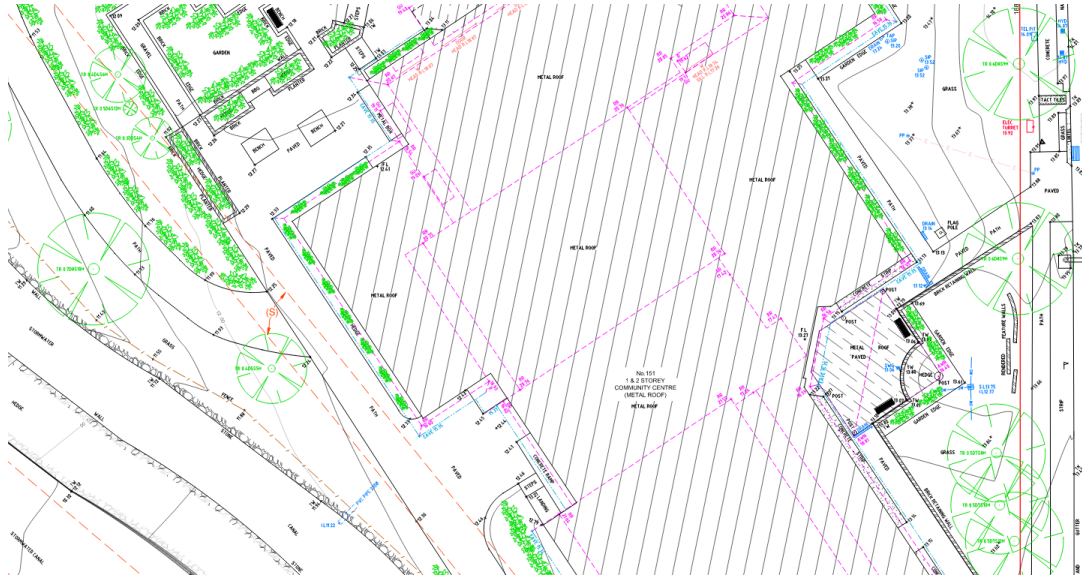


Figure 1: Site Survey

Source: Survtech



Figure 2: Front View

Source: ES Design



Figure 3: Aerial View

Source: Metro Map

3 RELEVANT SITE HISTORY

The subject allotment has been subject to the following works and applications:

- DA-17/2007/A - Section 96 (1A) application to modify the existing internal layout of the Riverwood Community Centre by replacing an existing office area with children's play area (Approved 23/12/2009);
- DA-17/2007 - Alterations and additions to the Riverwood Community Centre (Approved 12/04/2007);
- DA-259/2004 - Construct Shelter Awning To R/Wood Community Centre (Approved 28/07/2004);
- DA-6734/1993 - Additions to Existing Community Centre Comprising of Multi-Purpose Sports Hall & Amenities Ext. Exist Child Car (Approved 30/07/1993);
- DA-5536/1991 - Extensions to Existing Community Centre (Office Space) - Approved 16/10/1991

4 PROPOSED WORKS

The applicant seeks approval for the proposed works which entail the following:

Ground Floor:

- Conversion of a garage to a food bank.

5 HEADS OF CONSIDERATION AND EVALUATION

5.1 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

CHAPTER 4 REMEDIATION OF LAND

The State Environmental Planning Policy requires consideration as to whether land is contaminated. A review of Council records and an inspection of site attributes indicates that the site has been used for community centre and zoned in RE1 Public Recreation.

In this regard, the works will not result in risks being posed in terms of contamination of land and thus no further consideration is required under the provisions of the SEPP. A review of the site indicates there is no evidence contamination on site or within the wider locality. The area is well established, and the land is suitable for the continuation of the proposed of the land use. No further assessment with regards to contamination is required.

5.1.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The relevant elements of the policy are outlined within the table below:

CHAPTER 2 INFRASTRUCTURE	
2.48 Determination of development applications—other development	
(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following:	
(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,	No ground penetration is proposed.
(b) development carried out:	
(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or	Not applicable
(ii) immediately adjacent to an electricity substation, or	Not Applicable
(iii) within 5m of an exposed overhead electricity power line,	Not Applicable
(c) installation of a swimming pool any part of which is:	
(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or	Not Applicable

<p>(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</p> <p>(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</p>	Not Applicable
<p>(3) Subsection (2) does not apply to development specified in subsection (1)(b) if the development involves only one or more of the following:</p> <p>(a) internal alternations to a building,</p> <p>(b) a change of use of an existing building,</p> <p>(c) a change to the hours of operation specified in the development consent,</p> <p>(d) a subdivision that does not involve construction work.</p>	Not Applicable

5.1.3 Canterbury-Bankstown Local Environmental Plan 2023

PART 1 - PRELIMINARY

The proposal is subject to the provisions of Canterbury-Bankstown Local Environmental Plan 2023. The proposals response to the relevant objectives of the Plan are as follows:

Clause 1.2 Aims of the Plan

The particular aims of this Plan are as follows:

Aims

- *To support healthy living and enhance the quality of life and the social well-being and amenity of the community;*
- *To provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown.*

Comment

The proposal will increase the usability and longevity of the community centre. The use of a food bank will provide for better quality of life and the social well-being and the amenity of the community.

PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT

The site is located in RE1 Public Recreation Zone.



Figure 4: Zone Map

Source: Canterbury-Bankstown L.E.P. 2023

Relevant Objectives of zone

- To enable land to be used for public open space or recreational purposes;
- To provide a range of recreational settings and activities and compatible land uses;
- To protect and enhance the natural environment for recreational purposes;
- To promote a high standard of urban design and local amenity.

Comment

The proposal will continue to contribute to the locale and its function of meeting the community needs of the land use.

PART 5 MISCELLANEOUS PROVISIONS

There are no miscellaneous provisions relevant to the subject proposal.

PART 6 – ADDITIONAL LOCAL PROVISIONS

Clause 6.1 Acid Sulphate Soils

A review of the maps and details outlined within the Local Environmental Plan indicates the proposal site is caught by the provisions of Clause 6.1 (Refer to Figure 6 below):

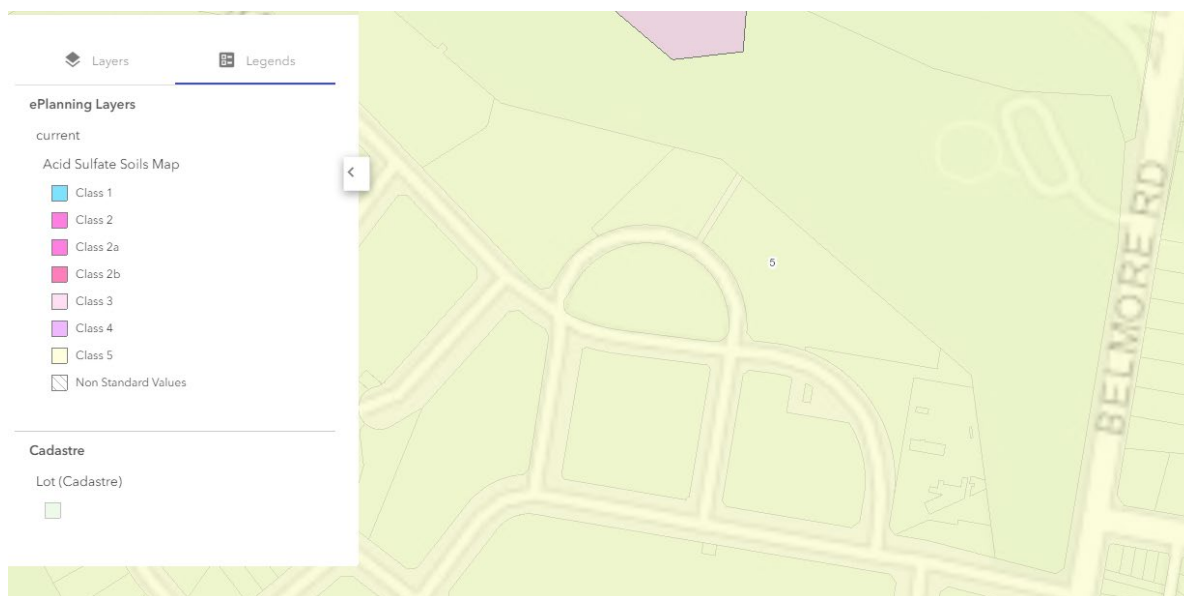


Figure 6: Acid Sulfate Soils Map

Source: Canterbury-Bankstown L.E.P. 2023

Objectives	Response														
<p>(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p> <p>(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p> <table border="1"> <thead> <tr> <th>Class</th><th>Works of land</th></tr> </thead> <tbody> <tr> <td>1</td><td>Any works.</td></tr> <tr> <td>2</td><td>Works below the natural ground surface. Works by which the watertable is likely to be lowered.</td></tr> <tr> <td>3</td><td>Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.</td></tr> <tr> <td>4</td><td>Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.</td></tr> <tr> <td>5</td><td>Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</td></tr> <tr> <td>.....</td><td></td></tr> </tbody> </table> <p>(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—</p> <p>(a) the works involve the disturbance of less than 1 tonne of soil, and</p> <p>(b) the works are not likely to lower the watertable.</p>	Class	Works of land	1	Any works.	2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.	3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.	5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.		<p>COMPLIES</p> <p>NOTED</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>APPLICABLE</p> <p>No excavation proposed.</p> <p>NOTED, refer to comment above</p>
Class	Works of land														
1	Any works.														
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.....															

5.2 Proposed (Draft) Environmental Planning Instruments

There are no Draft Environmental Planning Instruments being formulated at strategic level or on exhibition at the time of preparing this report. Therefore, there are no draft controls relating to the proposal.

No further investigation is required in this regard.

5.3 Development Control Plans

5.3.1 Canterbury-Bankstown Development Control Plan 2023

A review of the Canterbury-Bankstown Development Control Plan did not find any relevant controls for the provision of conversion of a garage to a food bank applicable to the subject site.

6 ADDITIONAL CONSIDERATIONS

6.1 PLANNING AGREEMENTS

There are currently no Draft Planning Agreements or Planning Agreements applicable to the development. No further investigation is required in this regard.

6.2 THE REGULATIONS

6.2.1 Clause 36 and 91

Were Council to require additional information, consideration must be given to the number of days taken in this assessment in light of this clause within the Regulation. No additional information has been requested at the time of writing of the statement.

6.2.2 Clause 62

The consent authority is to consider the upgrading of a building (including fire safety upgrade of development). This matter may be addressed via a condition of consent.

6.2.3 Clause 69

The consent authority is to consider AS 2601 – 1991: The Demolition of Structures. This matter may be addressed via a condition of consent.

6.3 SITE SUITABILITY

6.3.1 Social

The existing building will continue to utilise local services available to the community. This will result in an increase of social benefits, including health and wellbeing, sense of community and more.

6.3.2 Economic

The use of the food bank does not result in a negative economic impact to the existing building and uses operating within. The above-mentioned social benefits will improve the economic outcome to the locality.

6.4 SUBMISSIONS

There are no submissions relating to the proposal from the community or the consent authorities at this stage of the proposal process. No further investigation is required in this regard.

6.5 THE PUBLIC INTEREST

The public interest is serviced by the accommodating of an upgraded building in a manner that adds to site longevity. The building remains consistent with other buildings in the street and remains consistent with the streetscape character. The proposal is clearly within the public interest.

7 CONCLUSIONS AND RECOMMENDATIONS

The food bank do not result in negative environmental, social and economic impacts.

The proposal has demonstrated consistency with the underlying objectives of the controls and general compliance with the numerical standards contained within both State and Local policies and plans. The proposal shows regard for Section 4.15 of the Act, shows regard for all heads of consideration including site suitability, economic, social and environmental impacts and the public interest.