

STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 133 DP 238612
3 Bega Place
Georges Hall

PROPOSED DEVELOPMENT: Home Business – Beauty Services



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INTRODUCTION

This Statement of Environmental Effects is submitted to Canterbury-Bankstown Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for a home based beauty salon business. This report is based on plans prepared by Straightline Studio Co. drawing no.SS24.164.1, dated 16.12.2024, Issue A.

The subject site is located within the cul-de-sac of Bega Place and is irregular in shape. The allotment has a curved frontage of 11.582m, an average depth of 31.0975m and total site area of 651.3m². The site currently consists of single storey dwelling which is to be retained as part of this development application.

The proposed development does not require the removal of any trees and is not located within a flood planning area or bushfire prone area.

All necessary services are available on the site, including power, water and telecommunications. Drainage is to continue to be directed to an approved drainage system for the property.

The site is within an established residential area that predominately consists of a mix of one and two storey dwellings varying in architectural style. The subject site has not been identified to have any heritage significance or to be located within proximity to any conservation areas or heritage items.

The following sections of this statement address the likely impact of the proposal.



DESCRIPTION OF PROPOSAL

Landuse / Site Management

Details in relation to the daily operations of the premise are summarised as follows, however they should be read in conjunction with the accompanying plans as part of this submission.

- Fit Out:
 - Installation of air conditioning.
 - Installation of a hand basin
- Use:
 - The proposed development is for use of an area within the existing dwelling as a home business for the purpose of providing beauty services.
 - Services provided include:
 - Eyelash tinting
 - Eyebrow tinting
 - Waxing
 - Facials and massages
 - Manicure and pedicures
 - All services are to be conducted in accordance with the requirements of the Public Health Regulation
- Staffing:
 - 1 full-time staff
 - Maximum of 1 staff member on site at any one time
- Number of clients/visitors on site:
 - Maximum of 1 client on site at any one time
 - Maximum of 2 clients per hour
- Operating hours:
 - Sunday – Monday: Closed
 - Tuesday and Friday: 10am-2pm
 - Wednesday and Thursday: 10am – 9pm
 - Saturdays: Once a month 9am-2pm
 - Public holidays: Closed
- Deliveries:
 - One (1) delivery once every three months consisting of small packages of stock and skincare products



- Waste Collection:
 - Waste collection services will be undertaken by a private contractor; Canterbury Bankstown Council. Adequate area is available within the home business to allow for waste storage until the end of the day when waste receptacles would be emptied at the waste / bin storage area of the site.
- Parking:
 - Parking to the home business is available within the driveway area and any additional parking is available as on-street parking



LEGISLATIVE REQUIREMENTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Part 2.3 Development controls

Division 15 Railways

Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors

Section 2.98 Development adjacent to rail corridors

- (1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—*



- (a) is likely to have an adverse effect on rail safety, or*
- (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
- (c) involves the use of a crane in air space above any rail corridor, or*
- (d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.*

The subject site is not located within proximity to a railway corridor, and does not have a common boundary with a railway corridor. No further assessment is anticipated in this regard.

Division 17 Roads & Traffic

Subdivision 2 Development in or adjacent to road corridors and road reservations

Section 2.119 Development with frontage to classified road

- (1) The objectives of this section are—*
 - (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*
- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
 - (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not have a frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.



State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

The aims of this chapter of the policy are understood to relate to the protection of the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural area through preservation of trees and other vegetation.

The proposed development does not require the removal of any trees to allow the proposed development to occur. Additional planting can be provided as part of the proposed development to ensure amenity of the allotment is maintained as a result of the development.

Chapter 6 – Water Catchments

The main objective of this plan is to protect, enhance and maintain the catchments, foreshores, waterways of the Georges River. Given the location of the subject site and the low-density nature of the development, the proposed development is not expected to have any detrimental impact on the objectives of SEPP (Biodiversity and Conservation) 2021.

Stormwater drainage plans have been prepared and are lodged for Council's consideration. The plans demonstrate that the cumulative impact of water quality for the region will be minimal. Subject to appropriate conditions, the proposal will be consistent with SEPP (Biodiversity and Conservation) 2021, particularly in relation to total catchment management, water quality and the metropolitan strategy.

State Environmental Planning Policy (Precinct – Western Parkland City) 2021

Part 4.3 Development – airport safeguards

Clause 4.20 - Wind Turbines

The site is mapped within the 30km buffer zone for wind turbines under this SEPP.

Clause 4.20(3) of the SEPP requires consultation the relevant Commonwealth body for development for the purpose of a wind turbine or large wind monitoring tower, if proposed within the mapped



30km buffer zone. A wind turbine or large wind monitoring tower is not proposed as part of the development. No further assessment is anticipated in this regard.

Canterbury-Bankstown Local Environmental Plan 2023

The LEP is divided into several Parts and the relevant provisions that apply to the subject site are listed, together with a comment with respect to compliance.

Part 2 Permitted or prohibited development

Clause 2.2 Zoning of land to which this plan applies

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.2 of Canterbury-Bankstown Local Environmental Plan 2023.

The proposed development is defined in the plan as '*home businesses*' being;

"a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

- (a) the employment of more than 2 persons other than the residents,*
- (b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,*
- (c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,*
- (d) the exhibition of signage, other than a business identification sign,*
- (e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,*

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises".

The identified zone permits 'home businesses' subject to development consent from Council.

Clause 2.3 Zone Objectives and Land Use Table

The objectives of the R2 Zone are:



- *To provide for the housing needs of the community within a low 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 ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed development can satisfy the objectives of the zone as it compliments the existing residential setting. Residential amenity can be maintained by the proposed development as the site is within an existing residential area intended for this form of development.

The proposed development is compatible with the existing and future character of the locality. The development is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The proposed home business is considered to meet the objectives of the R2 Zone.

Part 4 Principal Development Standards

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
9m	No change to existing	Yes

Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
0.5:1	No change to existing	Yes



Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards of the LEP.

Part 5 Miscellaneous Provisions

Clause 5.4 Controls relating to miscellaneous permissible uses

*(2) **Home businesses** If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.*

The proposed home business is to be restricted to 11.18m² of the floor area of the dwelling and therefore complying with the requirements of this clause.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject site was not identified as a heritage item or located within a conservation area.

Clause 5.11 Bush fire hazard reduction

The subject site is not known to be bushfire prone land.

Clause 5.21 Flood planning

The subject site is not known to be located within a flood planning area.

Part 6 Additional local provisions

Clause 6.1 Acid Sulfate Soils

The subject site is not identified as being affected by Acid Sulfate Soils.



Clause 6.2 Earthworks

Earthworks do not form part of the proposed development.

Clause 6.9 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and standards relating to dwelling houses contained within the Canterbury-Bankstown Local Environmental Plan 2023.

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Canterbury-Bankstown Development Control Plan 2023

Chapter 2 – Site Considerations

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>Chapter 2.1 Site Analysis</u> Development for the following purposes must submit a site analysis plan: (a) attached dwellings (b) boarding houses (c) manor houses	The proposed development relates to a home business within part of a detached dwelling and therefore does not require a site analysis plan.	N/A



(d) multi dwelling housing (e) multi dwelling housing (terraces) (f) residential flat buildings (g) serviced apartments (h) shop top housing (i) housing estates (j) mixed use development containing dwellings (k) Torrens Title subdivision that proposes three or more lots.		
<u>Chapter 2.2 Flood Risk Management</u>	The subject site is not identified as being located in a flood prone area. Therefore, the provisions of this chapter do not apply to the proposed development.	N/A
<u>Chapter 2.3 Tree Management</u>	No trees are required to be removed as part of the proposed development. Additional tree planting can be provided if considered necessary.	Yes

Chapter 3 – General Requirements

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>Chapter 3.1 Development Engineering Standards</u>	The proposed development is not identified to have any impact on councils' infrastructure.	N/A
<u>Chapter 3.2 Parking</u>	The existing parking provisions remain unchanged by the proposed development.	N/A
<u>Chapter 3.3 Waste Management</u>	All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.	Yes
<u>Chapter 3.4 Sustainable Development</u> Relates only to Class 5-9 buildings Extensions $\geq 5000\text{m}^2$ of gross floor area	N/A to the proposed development	N/A



Extensions <5000m ² where seeks to expand by ≥50% of the existing floor area		
<u>3.5 Subdivision</u>	Subdivision does not form part of the proposed development	N/A
<u>3.6 Signage</u> Signs in zones R2, R3 and R4 Business identification signs must comply with the following controls: (a) Max. 1 sign (b) Max. 1.2m x 0.6m (c) To be located on or behind the building line (d) To be located at or below awning level. Where there is no awning, 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 must not screen windows or other significant architectural features (f) Must not be illuminated	The proposed signage is exempt development Proposed 1 sign affixed on the side gate 40cm x 85cm Located on side gate Proposed located on side gate at a height below the eaves of the existing dwelling. Proposed sign will not screen any windows or significant architectural features No illumination proposed	Yes Yes Yes Yes Yes Yes
<u>3.7 Landscape</u> New landscaping to complement existing street landscaping Consider the retention of trees Landscape design is to contribute to and take advantage of the sites characteristic's Retain, protect and enhance indigenous/native vegetation Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site	The proposed development does not include the removal of any existing vegetation or trees and has no impact upon the street landscaping. No earthworks proposed	Yes Yes



soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.		
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Chapter 4 – Heritage

The subject site has not been identified to have any heritage significance and is not located in or within proximity to any heritage items or conservation areas and therefore this chapter is not relevant to the proposed development.

Chapter 10 - Other Development

Chapter 10.3 Home Businesses

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>Building Design</u> Max. 30m ² of gross floor area in an outbuilding provided the home business and/or home industry	11.18m ² proposed	Yes
Must not reduce the required off-street parking spaces for the dwelling	Proposed business would not reduce number of off-street car parking spaces used for the occupants and is appropriate on-street parking available for clients.	Yes
Max. one single room	Proposed use one single room of the existing dwelling.	Yes
<u>Amenity</u> Council must consider the following to ensure there is minimal impact on the amenity of neighbouring dwellings and other sensitive land uses: a) No. of vehicle, delivery and visitor movements b) Size of delivery vehicles associated with the home business	Minimal impact on the amenity of neighbouring dwellings Max. 2 clients at any time Deliveries proposed every 3 months and to be small in size typical of	 Yes Yes



c) Siting of loading activities behind the front building line d) Type of equipment or machinery to be used e) The need for an acoustic report where the home business is likely to generate significant noise levels f) The need to control any odours or emissions g) Whether the hours of operation are within 8am-6pm Monday to Saturday and not any time on a Sunday or public holiday	residential deliveries that would not require any loading areas. No machinery proposed to be used and equipment would not generate noise or odour effects Proposed use is unlikely to generate noise levels above that uncommon of residential and therefore an acoustic report is not considered to be necessary No odours or emissions proposed that would adversely affect the surrounding development Proposed 10am-9pm two days of the week (Wednesday and Thursday) Proposed 10am-2pm (Tuesday, Friday and Saturday)	Yes Yes Yes Merits consideration – will have a maximum of 1 client and 1 staff member onsite at any time, with a max. of 4 clients visiting the home business over the non-compliant hours. It would not generate significant noise and is a minor additional 2hours 2 days a week.
<u>Food Premises</u>	N/A – proposed home business is for beauty services	N/A

* * *



Conclusion with respect to Policy requirements

The proposal is considered to generally satisfy the relevant objectives of the development controls relating to two storey dwellings, as contained within the Canterbury-Bankstown Development Control Plan 2023.

(iii) Relevant planning agreement, or draft planning agreements

There are no known planning agreements that would prevent the proposed development from proceeding.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality

The following matters are understood to be relevant when considering on site impacts.

Sitting and Design

The proposed home business will be compatible with surrounding developments within the residential area as the development is located within the existing building ensuring no detrimental impact to the amenity of the surrounding dwellings.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the Waste Management Plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent and operating hours as outlined within this report. No adverse impact in terms of vibration is envisaged.



Utilities

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

(c) The suitability of the site for the development

The subject site is within an established residential area within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The proposed home business, the subject of the application, can be constructed with all services necessary and have been designed to suit site constraints and the character of the surrounding residential setting.

The proposed works are permissible with development consent under the provisions of Canterbury-Bankstown Local Environmental Plan 2023, and generally satisfies the objectives of the Canterbury-Bankstown Development Control Plan 2023, as discussed above.

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

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.



CONCLUSION

The proposed development has been considered in respect of the relevant Environmental Planning Instruments and is deemed to be satisfactory with respect to those requirements taking into consideration the overall merits of the design presented.

The residential use of the site is permissible with development consent under the provisions of Canterbury-Bankstown Local Environmental Plan 2023, and can satisfy the objectives of the relevant development control plan for the area.

It is considered that the proposed home business will complement and blend with the existing and likely future character of Georges Hall. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

The appropriateness of the development has been evident within this statement and within the supporting documentation submitted to Council. The proposed home business appropriately identifies and relates to the sites use as a residential development.

Having considered the requirements of all environmental planning instruments and DCP's the proposed landuse activity is considered acceptable and maintains the integrity of the existing locality. There are no potential adverse impacts from the development having considered the relevant heads of consideration under S4.15 of the E P and A Act 1979.

Given the relevant planning policies, codes and requirements of the EP & A Act 1979 have been duly satisfied the proposed development is on balance worthy of approval.

Olivia McQuaid

Town Planner (PIA (Assoc.))

Urban Planning & Building Consultants

14 January 2025