

# STATEMENT OF ENVIRONMENTAL EFFECTS 1-3 WALDRON ROAD SEFTON

**Proposal:** Use of premises as a commercial premises (tutoring facility)

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**Note:**

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## 1. Executive Summary

This Statement of Environmental Effects has been prepared for submission to the city of Canterbury Bankstown Council (CBC) for a development that is proposing the “*Use of premises as a commercial premises (tutoring facility)*”. The development site is identified as 1-3 Waldron Road Sefton, legally identified as Lot 11 DP 16541 and Lot 112 DP 829837.

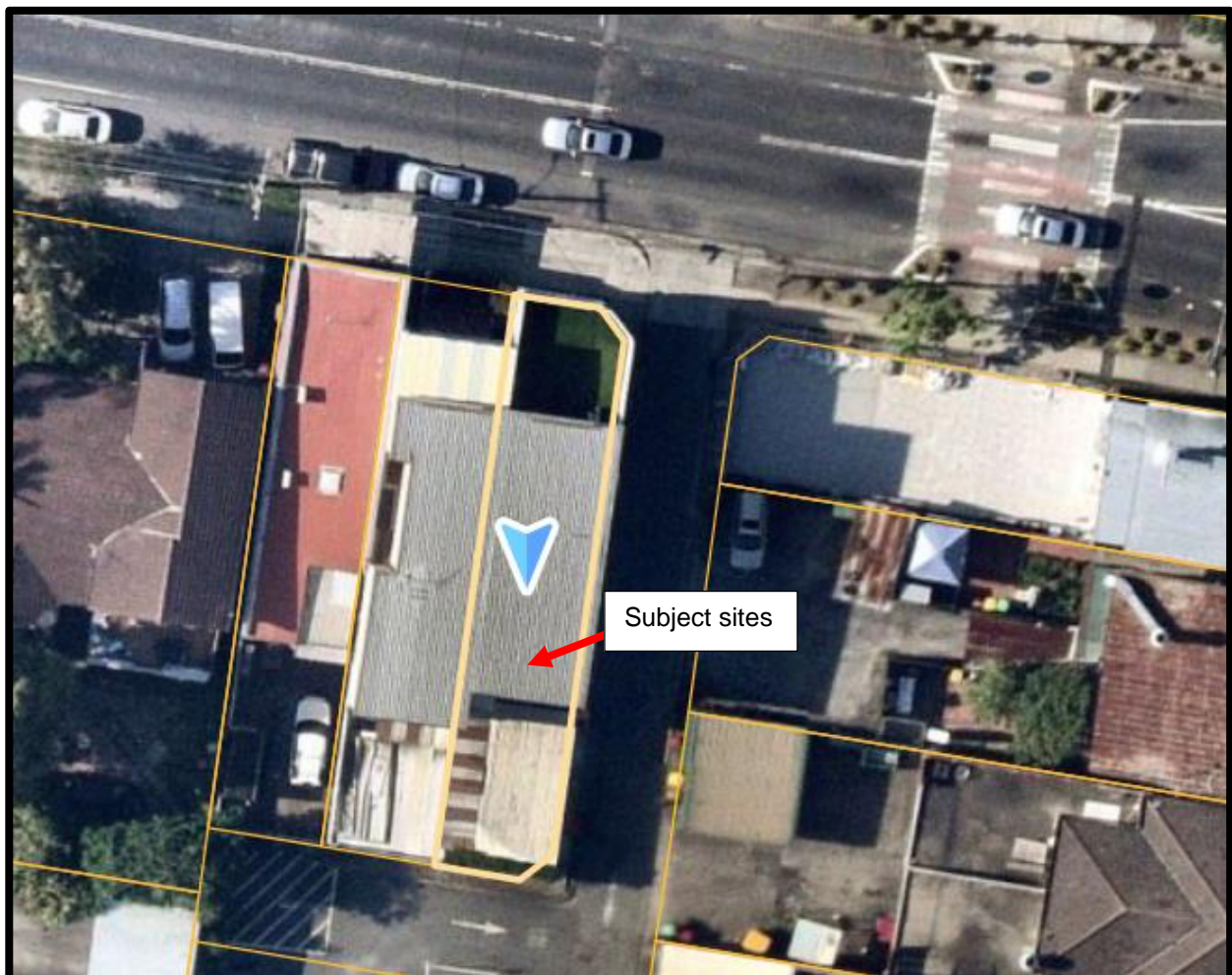
The subject site is zoned B2 Local Centre pursuant to the Canterbury Bankstown Local Environmental Plan (CBLEP) 2023. This Statement of Environmental Effects provides a detailed assessment against the relevant development standards and the relevant development guidelines that are applicable to the site in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

## 2. Site and Locality

The subject site identified as 1-3 Waldron Road Sefton, legally identified as Lot 11 DP 16541 and Lot 112 DP 829837. The site is currently 2 storey commercial building. The application is submitted to council as a consequence of an order. The site is a regular shaped corner allotment, located on the southern side of Waldron Road at the intersection of Waldron Road a laneway to the east. Vehicular access to the premises is via a rear lane.

The surrounding locality is primarily characterised by a mixed-use commercial/residential environment. The properties within the surrounding locality of the subject site consist of detached dwellings, units and 2 storey commercial builds.

The subject site is located in an B2 Local Centre zone. The surrounding locality is R4-High Density to the west, and R3 Medium-Density residential to the north.



**Figure 1:** Aerial view of the site identified as 1-3 Waldron Road Sefton (Near Map 2024)

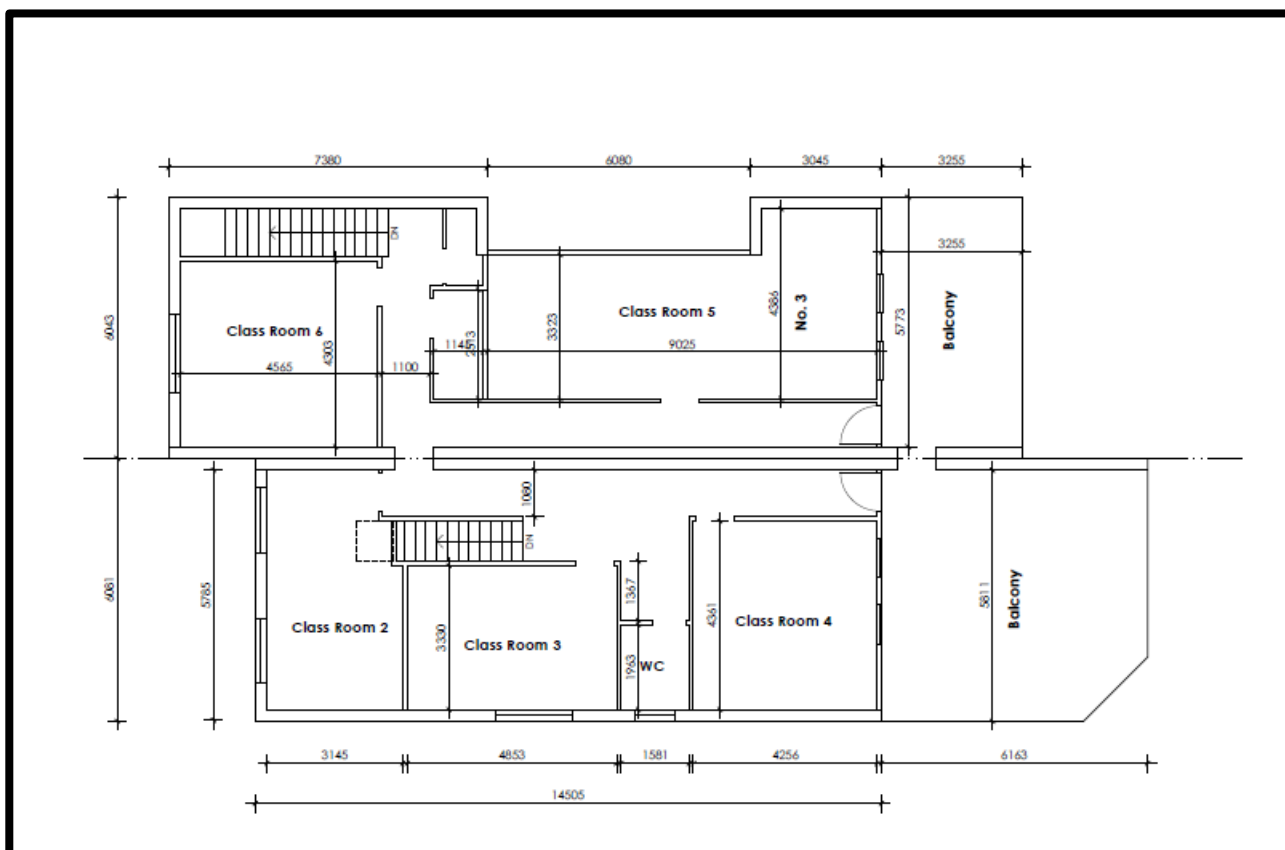
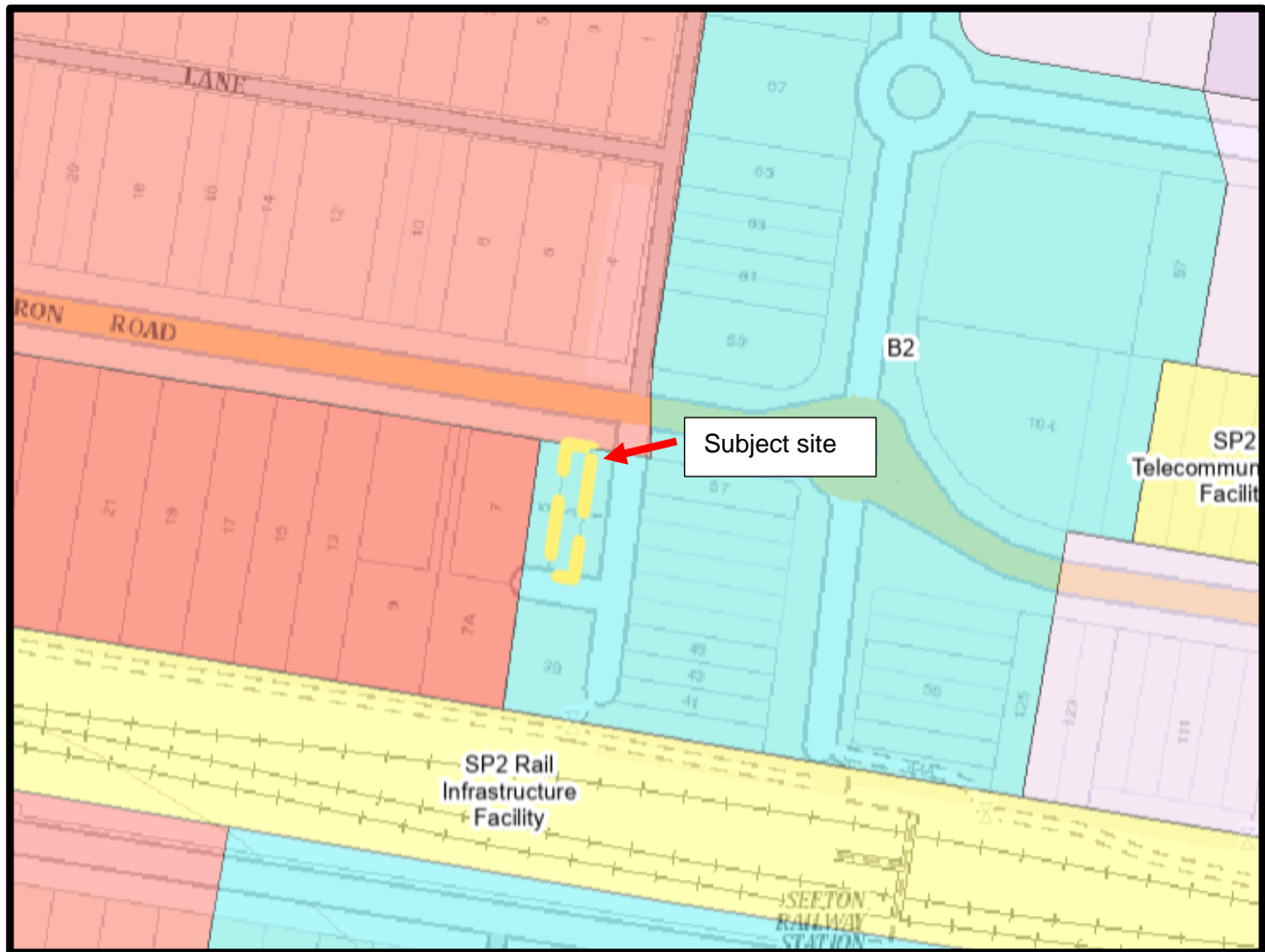


Figure 2: First Floor Plan



**Figure 3: Zoning Map of the area - (Source NSW e-planning portal)**

### 3. Proposed Development

The proposed development consists of:

*“Use of premises as a commercial premises (tutoring facility)”*. A detailed description is provided below.

- The premises consists of a maximum of 5 Class Rooms
- The premises will cater of 50 Students aged 4-5 years. The premises will tutor students prior to entering primary school.
- Operating hours are Monday- Thursday from 9.00am to 3.00 pm.
- Children will be tutored in various subjects including literacy, numeracy, Arabic, English and Religion.
- Children will be dropped off for the day prior to tutoring commencing and will be picked up after the day is complete.
- Children will be tutored in different subjects throughout the day.
- There are breakout areas at the ground floor with a mixture of admin offices and amenities.

### 4. Site Constraints

Site Constraint	Yes/No
Bushfire	No
Flooding	No
Heritage Items	No



Aboriginal heritage	No
Environmentally Significant Land	No
Threatened Species/ Flora/ Habitat/ Critical Communities	No
Acid Sulphate Soils	No
Flight Paths	No
Railway Noise	No
Road Noise/ Classified Road	No

## 5. Section 4.15 Planning Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Proposal

- (a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Waterway Catchments
- (b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land
- (c) Canterbury Bankstown Local Environmental Plan (CBLEP) 2023
- (d) Canterbury Bankstown Development Control Plan (CBDCP) 2023
  - o Chapter 7.2 – Commercial Centres– Section 12 – Sefton Village Centre

### (a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Waterway Catchment

The subject land is located within the Georges River Catchments and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Waterway Catchment applies to the application. The SEPP generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The proposed development involves a subdivision and construction of a dual occupancy and is unlikely to have a detrimental impact on the environmental quality of the Georges River Catchment and thus is consistent with the relevant objectives of the SEPP.

### (b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land

In accordance with Clause 4.6(1) Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and 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.

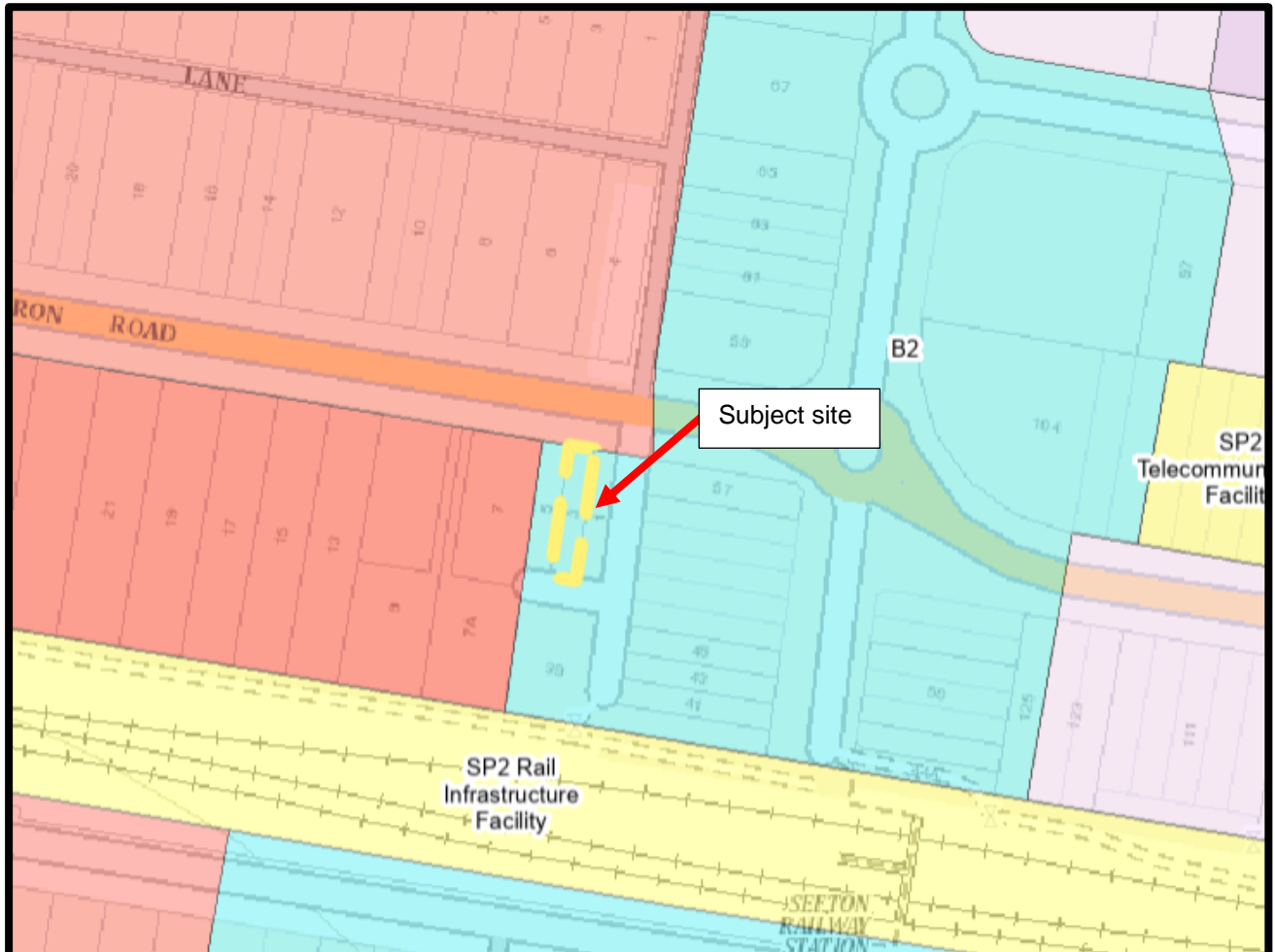
Due to the existing and surrounding residential uses there is nothing to indicate that the site would be affected by soil contamination. The site has been used for residential purposes for a prolonged and extended period of time, therefore would unlikely contain contaminated land.

With consideration to the above mentioned points there is no sufficient evidence to suggest that the land is contaminated and therefore a land contamination assessment is not considered to be necessary at this stage. Based on the conclusions above it is considered that the site is suitable for the proposed development and land use and has adequately addressed Clause 4.6(1) of the SEPP.

(c) **Canterbury Bankstown Local Environmental Plan (CBLEP) 2023**

(i) **Zoning**

The subject site is zoned B2-Local Centre, pursuant to the CBLEP 2023.



**Figure 5: Zoning Map of the area - (Source NSW e-planning portal)**

(ii) **Permissibility**

The development proposes the “*Use of premises as a commercial premises (tutoring facility)*”.

The proposal involves the use of a premises as a commercial premises for a tutoring facility. This element of the proposal is best defined as a “*commercial premises*”. Commercial premises are permissible with consent in the B2 Zone, as indicated in the extract from the CBLEP 2023 below.

**3 Permitted with consent**

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; **Commercial premises**; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4. Having regard to the above, the development is permissible, pursuant to the applicable EPI and can be proposed.

**(iii) Objectives of the Zone**

The objectives of the zone are as follows:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide for certain residential uses that are compatible with the mix of uses in local centres.*
- *To promote a high standard of urban design and local amenity.*

**Comment:** The development is consistent with the applicable objectives of the B2 zone, in that its contributing to a mix of commercial uses within the zone and encourages employment opportunities.

**(iv) Summary of the Development Standards Applicable under the CBLEP 2023**

The development is for the use of an existing premises with no applicable controls under the CBLEP 2023.

**(e) Canterbury Bankstown Development Control Plan (CBDCP) 2023**

An assessment against the applicable guidelines of the CBDCP 2023, specifically Chapter 7.2 – Commercial Centres– Section 12 – Sefton Village Centre. The subject site retains compliance with the applicable built form controls. The proposal is simply for a use of premises.

**(f) Section 4.15(1)(a)(iii) –Any Planning Agreement or Draft Planning Agreement**

There is no planning agreement or draft planning agreement applying to the site.

**(g) Section 4.15(1)(a)(iv) –The Regulations**

The applicable provisions of the *Environmental Planning and Assessment Regulation 2021* has been considered in the assessment of this application and it is considered the proposal is consistent with the EP&A Regulation 2021.

**(h) Section 4.15(1)(b) – The Likely Impacts of the Development**

It is considered that the proposal will have limited impacts on the existing and future character of the locality. The proposal provides for a development that will easily cater for a suitable residential development that will not compromise the amenity of the surrounding locality. The proposal provides for a suitable lot size and has demonstrated it can accommodate a built form and dwelling design that is consistent with the objectives and intent of the current development standards under the CBLEP 2023 and relevant guidelines of the CBDCP 2023.

**(i) Section 4.15(1)(c) – The Suitability of the Site for the Development**

The subject development is permissible in the zone and the proposal satisfies the key planning controls for site as detailed above and is generally considered to be suitable for the site.

**6. Conclusion**

The application has been assessed against the relevant provisions of the EP&A Act 1979, applicable development standards of the CBDCP 2023 and relevant guidelines of the CBDCP 2023. It is considered the development proposing the “*Use of premises as a commercial premises (tutoring facility)*” at 1-3 Waldron Road



Sefton, legally identified as Lot 11 DP 16541 and Lot 112 DP 829837, is a suitable form of development consistent with the development standards applicable to the site and is a development form that is consistent with the existing and future character of the area.

The proposal provides for a development that is consistent with the prevailing commercial character in the immediate locality and is consistent with the objectives of the B2 –zone applicable to the site.