

# Statement of Environmental Effects

Accompanying a development application for

## TWO (2) PROPOSED AUTOMATIC CAR WASH FACILITIES

At

Lot 10/DP 13506

153-155 Canterbury Rd, Bankstown NSW 2200

17/11/2024

## Contents

1. Introduction	Page x
2. Site description and analysis	Page x
3. Details of proposal	Page x
4. Clause 4.15 – Matters for consideration	Page x
5. Other considerations	Page x
6. Conclusion	Page x

Statement of Environmental Effects  
153-155 Canterbury Rd, Bankstown NSW 2200

**1. Introduction**

This statement of environmental effects has been prepared by Ann Group to accompany a development application for two (2) proposed automatic car wash facilities at 153-155 Canterbury Rd, Bankstown NSW 2200. The application is being lodged by Nguyen Quach, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Canterbury-Bankstown LEP 2023 and DCP 2023 . and other relevant instrument, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Two (2) proposed automatic car wash facilities

This statement has been prepared having regard to the following documentation:

- Accompanying architectural plans

## 2. Site description and analysis

### 2.1 Location and property description

The block is currently a Car Wash and Café premise operating with the name Canterbury Car Wash & Café – see pinned location on arial photo below.



### 2.2 Site characteristics

The site is fairly flat and slightly sloped down toward the north. Due to the simplicity of this site, we seek your kind exemption on wasting cost on a Survey.



Site's street frontage photo.

### 2.3 Surrounding development

The site boundaries with 3 other neighbours on the East, North, and West. All three (3) of them are of commercial nature.

Statement of Environmental Effects  
153-155 Canterbury Rd, Bankstown NSW 2200



Eastern neighbour's street frontage photo.



Western neighbour's street frontage photo.

### **3. Details of proposal**

#### **3.1 Proposed works**

We propose to add two (2) proposed automatic car wash facilities.



#### **4 Clause 4.15 -Matters for consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) ***the provisions of:***

(b) ***(i) any environmental planning instrument***

##### **State Environmental Planning Policies**

The development is carefully designed to comply with all relevant SEPPs' controls.

##### **Local Environmental Plan**

The development is carefully designed to comply with all relevant LEPs' controls.

***(iii) any development control plan***

The development is carefully designed to comply with all relevant DCPs' controls.

***(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F***

Not applicable

***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

Not applicable

***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

The development is carefully designed to have zero environmental impacts on the natural and built environments, nor any social and economic impacts in the locality.

***(c) The suitability of the site for the development,***

The is considered suitable for development.

***(d) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

***(e) the public interest.***

The development is believed to cater better for the public in terms of vehicle washing.





## **5.0 Other considerations**

### **5.1 Visual Impacts**

The development is carefully designed to have no visual impacts

### **5.2 Open Space**

The development is carefully designed to have no impacts on open space

### **5.3 Overshadowing and Privacy**

The development is carefully designed to have no impacts on overshadowing and privacy

### **5.4 Noise**

The development is carefully designed to have no impacts on noise

### **5.5 Erosion Control Measures**

The development is carefully designed to have no erosion impact

### **5.6 Economic and Social Impacts**

The development is carefully designed to have no economic and social impacts

### **5.7 Environmental Benefits**

The development is carefully designed to have neutral environmental benefits

### **5.8 Disabled Access**

The development is carefully designed to have disabled access

### **5.9 Security, Site Facilities and Safety**

The development is carefully designed to have no security/safety impacts

### **5.10 Waste Management**

The development is carefully designed to have no waste except wash water which is to be managed by accompanying Hydraulic proposal.

#### **5.11 Building Code of Australia**

The development is carefully designed to have compliance with Building Code of Australia

#### **5.12 Traffic**

The development is carefully designed to have no traffic impact

#### **5.13 Stormwater/flooding**

The development is carefully designed to have no stormwater/flooding impact

(The development is carefully designed to also have no other impacts)

## **6.0 Conclusion**

This minimal development meets the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.