

STATEMENT OF ENVIRONMENTAL EFFECTS



STATION HOUSE HOTEL 203 BEAMISH ST, CAMPSIE NSW 2194

**Development Application
Pursuant to Environmental Planning & Assessment Act 1979**

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SUBMISSION IN SUPPORT OF 4.55(1A) MODIFICATION APPLICATION FOR PROPERTY AT 203 BEAMISH ST, CAMPSIE NSW 2194

Introduction

The Applicant

This Statement of Environmental Effects (SEE) has been prepared for Station House Campsie Pty Limited (ACN: 600 605 365) to accompany a 4.55(1A) Application (DA) to Canterbury-Bankstown Council.

Proposed Development

The Development Application seeks to modify the hotels existing trading hours Monday to Saturday from 2:00am to 4:00am.

The modification application seeks to amend condition 9 of consent DA-620/2014 which was determined on 11 June 2015. The existing condition is extracted below:

9. The hours of operation shall be confined to between 10.00am and 2.00am the following day, Monday to Friday, between 8.00am Saturday and 2.00 the following day, and between 8.00am and Midnight, Sundays and Public Holidays.

It is proposed that the condition is to be varied so as to read as follows:

*9. The hours of operation shall be confined to between 10.00am and **4.00am** ~~2.00am~~ the following day, Monday to Friday, between 8.00am Saturday and **4.00am** ~~2.00am~~ the following day, and between 8.00am and Midnight, Sundays and Public Holidays.*

No physical works are proposed.

This Report

This statement describes the premises and surrounding area in the context of relevant planning controls and policies of the *Sydney Local Environmental Plan (LEP) 2012* and the *Environmental Planning and Assessment Act 1979*.

Furthermore, this SEE should be read in conjunction with:

- Plan of Management dated November 2024.

The Site and Locality

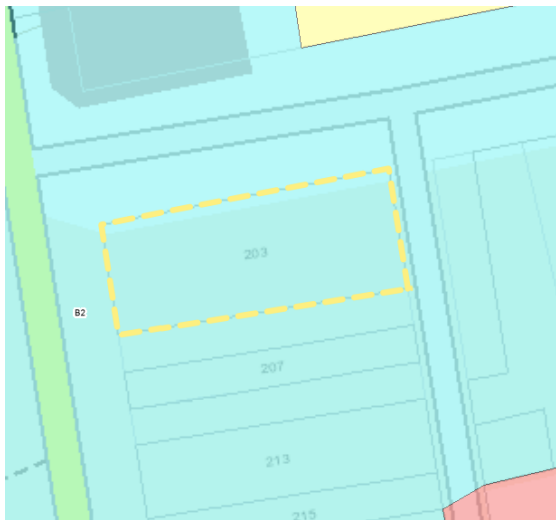
Description of the Site

The subject site is 1/DP3846 located at 203 Beamish Street, Campsie NSW 2194, within the B2 Local Centre corridor of Campsie. The premises subject of his application occupies the ground floor and first level of the building.

The surrounding area is a mix of development including commercial, public recreation, railway and residential apartments.

Site Considerations

The subject site is currently zoned B2 Local Centre according to the Canterbury-Bankstown LEP.



Given the nature of the development application, the permitted use of the premises is not intended to change but merely the continuation of its existing use. Therefore, on this basis, the proposed development does not contravene the prohibited types of development set out in the Canterbury-Bankstown LEP in relation to B2 Local Centre use.

The Locality

The premises is lined along each side of the street with commercial premises, retail premises, food and drink premises, accommodation and residential premises.

The premises is located within close proximity to the Campsie station. Trains generally run between 4:30am and 12:30am. All paths are considered to be 'safety corridors' due to being public places that are well patronised and well lit.

The Proposal

General Description

The Application is made in accordance with the *Environmental Planning & Assessment Act 1979*, to modify the hotels existing trading hours Monday to Saturday from 2:00am to 4:00am.

Proposed Conditions of Consent

It is proposed that condition 9 is to be amended to read as follows:

Condition 9 - The hours of operation shall be confined to between 10.00am and ~~4.00am 2:00am~~ the following day, Monday to Friday, between 8.00am Saturday and ~~4.00am 2:00am~~ the following day, and between 8.00am and Midnight, Sundays and Public Holidays.

Access and Traffic

There will be no significant impacts on access and traffic as a result of the proposed development. This development application seeks only to modify the hotels existing trading hours Monday to Saturday from 2:00am to 4:00am.

Streetscape and Design

No construction works are proposed. The development will have no adverse impacts on streetscape and built form of the premises. This development application seeks only to modify the hotels existing trading hours Monday to Saturday from 2:00am to 4:00am.

Services

No construction works are proposed. The development will have no adverse impacts on existing services. This development application seeks only to modify the hotels existing trading hours Monday to Saturday from 2:00am to 4:00am.

Privacy Views and Overshadowing

No construction works are proposed. The development will have no adverse impacts with respect to privacy and overshadowing. This development application seeks only to modify the hotels existing trading hours Monday to Saturday from 2:00am to 4:00am.

Noise

In typical circumstances, concerns might arise regarding the potential for an extension of trading hours to negatively impact the amenity of neighbouring premises, particularly with respect to noise generation. However, it should be noted that the Hotel already possesses council approval to trade until 2:00 AM on Mondays and Saturdays. As such, it is unlikely that the extension of trading hours will result in a noticeable increase in noise levels or cause any adverse impacts on the local neighbourhood's amenity.

This assurance is further supported by the fact that the Hotel's liquor licence includes a condition that limits patron capacity to 75 people after midnight. This restriction helps mitigate the risk of excessive noise and disturbances during late-night hours.

Moreover, the premises have conducted acoustic testing, demonstrating compliance with the Canterbury Bankstown Development Control Plan, the NSW EPA Noise Policy for Industry, and the NSW Office of Liquor & Gaming noise guidelines. The results of these tests indicate that the Hotel operates within the acceptable noise limits, ensuring minimal disruption to the surrounding area.

The following controls are recommended to ensure ongoing compliance:

- All entry/exit doors are to remain closed after 10pm, exclusive of patron ingress and egress.
- Management should ensure patrons leave the site in a prompt and orderly manner as much as practical.
- Prominent notices should be placed to remind people that a minimum amount of noise is to be generated when leaving the premises.
- In accordance with the Venue Liquor License Condition 3060, no entertainment other than background music can be provided after 12:00 midnight.

Furthermore, the applicant is unaware of any recent substantiated complaints related to the current operation of the premises or noise impacts resulting from such operation.

Additionally, the current measures in place for the business's operation during the approved trading hours will ensure that any potential adverse noise impacts are minimized during the proposed extended trading hours, should they arise.

Social Impact

The potential for negative social impacts is negligible given that the hotel is already operating with extended trading hours daily without any record of complaints, the likelihood of negative social impacts is negligible. This operational history demonstrates that the hotel has effectively managed its activities within the community, ensuring that its presence does not disturb the local amenity.

The extended trading hours will offer a positive social impact by broadening the range of leisure and recreational opportunities available to residents and visitors in the area. This expansion of available activities can enhance the social fabric of the community, providing a valuable space for social interaction, relaxation, and entertainment. Patrons of the hotel will have the opportunity to enjoy the hotel's facilities for an extended period each day, fostering a vibrant and dynamic community atmosphere.

Additionally, the approval of the extended trading hours will have significant economic benefits. It will create additional employment opportunities, both by increasing hours for existing staff and potentially leading to the hiring of new staff members. This increase in employment can have a ripple effect on the local economy, contributing to job creation and income generation within the community. Moreover, the extended trading hours will result in increased tax revenues, further supporting the local economy and funding essential public services.

It is also noteworthy that there is no record of recent substantiated complaints regarding the current operation of the premises or noise impacts arising from such operation. This absence of complaints further supports the argument that the hotel has successfully managed its operations without causing undue disruption to the local community.

In conclusion, the extension of trading hours is expected to bring about positive social and economic impacts, while maintaining compliance with noise regulations and minimizing potential adverse effects on the neighbourhood. The approval of this Section 4.55 modification application will contribute to the overall well-being and vibrancy of the local community.

Statutory Framework

The legislation, environmental planning instruments and policy documents applicable to the subject development application are identified below.

Relevant Legislation

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Liquor Act 2007

Local Environmental Plans (LEPs)

- Canterbury-Bankstown LEP 2023

Development Control Plans (DCPs)

- Canterbury-Bankstown DCP 2021

Environmental Assessment

Environmental Planning and Assessment Act

This report addresses the matters for consideration as required under 4.15 of the Act.

In Relation to 4.15(1)(a) - Instruments

LEP Provisions

The Canterbury-Bankstown LEP 2023, as amended, is the principle legal document for controlling development and guiding planning decisions for the subject site. The below zoning table demonstrates that the proposed development is permissible in the zone. There are no other LEP provisions that need to be addressed.

Zone B2 Local Centre
1 Objectives of the Zone <ul style="list-style-type: none">• 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.
2 Permitted without consent <ul style="list-style-type: none">• Home occupations.
3 Permitted with consent <p>Boarding Houses; Building Identification signs; Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite Day care centres; Restricted premises; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4</p>
4 Prohibited <p>Agriculture; Air Transports Facilities; Animal Establishments; Boat Facilities; Camping Grounds; Cemeteries; Information Facilities; Marinas; Pond-based aquaculture; Residential Accommodations; Warehouse Centres.</p>

DCP Provisions

The Canterbury- Bankstown DCP 2023 is the primary DCP that applies to the site. However, the Canterbury-Bankstown DCP does not have any provisions or assessment criteria specific to late night trading or late-night management of venues.

With respect to both LEP and DCP provisions outlines above, it is confirmed that all relevant provisions have been met, on the basis that the proposal only seeks to increase the hotel's ability to trade for an additional 2 hours (till 4:00am Monday to Saturday) each day of the week

In Relation to 4.15(1)(c) - Suitability of the Site

The site is suitable for the approval as it is already approved for the use as a hotel.

In Relation to 4.15(1)(d) - Submissions

Any relevant submissions in relation to the proposal will need to be considered by the consent authority. No complaints have been received in respect of the current operation of the hotel.

In Relation to 4.15(1)(e) - Public Interest

Approval of a development of this nature is in the public interest, so as to continue the long-standing existing use which has operated without adverse impact and provide social and economic benefits to the locality and general community. Clause 22(c) of the consent imposes the extended trial period will be based on, among other things, the performance of the operator in relation to the compliance with the development consent conditions, any substantiated complaints received, and views expressed by the Police.

Liquor Act 2007

The subject premises is not located within an area prescribed for the purposes of Division 1A of Part 4 of the Liquor Act (a Freeze Precinct). The consent authority is therefore not restricted from approving the proposed development.

The subject premises is not subject of any Demerit Points pursuant to Part 9A of the Liquor Act.

The subject premises has not been involved in any disturbance complaints submitted pursuant to Division 3 of Part 5 of the Liquor Act.

The above matters are demonstrative of prior sound management and compliance, which is indicative of likely future performance. The fact that the subject premises is not located within areas determined to require specific statutory measures supports a submission that the proposed development is suitable for approval.

Conclusion

An assessment of the proposed development for compliance with the relevant Section 4.15 considerations and Development Control Plan (DCP) demonstrates substantial compliance. The proposal aims only to extend the hotel's existing trading hours Monday to Saturday from 2:00 AM to 4:00 AM. This modification is expected to have minimal environmental impact and remains substantially the same development for which consent was originally granted.

The subject premises, under its current management, have shown a consistent history of compliance with Liquor Act matters and possess a clean record with no substantiated complaints. This history underscores the responsible management practices and the hotel's commitment to maintaining a positive relationship with the local community.

The proposed extension of trading hours is anticipated to bring about several positive outcomes. Firstly, it will enhance the social fabric of the community by providing additional leisure and recreational opportunities for residents and visitors. Patrons will have the opportunity to enjoy the hotel's facilities for an extended period, fostering a vibrant and dynamic atmosphere.

Economically, the extended trading hours will create additional employment opportunities. Existing staff will have the chance to work extra hours, and there may be potential for hiring new employees, contributing to job creation and income generation within the local economy. Moreover, the extended hours will lead to increased tax revenues, supporting the local economy and funding essential public services.

Furthermore, the hotel has undertaken comprehensive acoustic testing to ensure compliance with the Canterbury Bankstown Development Control Plan, NSW EPA Noise Policy for Industry, and NSW Office of Liquor & Gaming noise guidelines. These measures, along with proactive management of noise and patron behaviour, will minimize any potential adverse impacts on the surrounding area.

Given the thorough compliance demonstrated by the proposed development and the positive social and economic benefits it is expected to bring, we respectfully request that the development application be approved. This approval will support the continued responsible operation of the hotel while providing valuable benefits to the local community.