



# APEX STUDIOS

Landscape Architecture & Urban Design

**Statement of environmental effects**

79 Bransgrove Road, Revesby

**Nov 2024**



## 79 Bransgrove Road, Revesby



**APEX STUDIOS**  
LANDSCAPE ARCHITECTURE & URBAN DESIGN

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## Statement of Environmental Effects

Prepared by Apex Studio Landscape Architects and Urban design

for 79 Bransgrove Road, Revesby

Prepared      **Amar Zein**

Title            Director

Sign            

Date            28.11.2024

Company      Apex Studio landscape architects and Urban Design

This Report has been prepared in accordance with the brief provided by client and has relied upon the information collected at or under the times and conditions specified in the Report. All findings, conclusions or recommendations contained within the Report are based only on the aforementioned circumstances. Furthermore, the Report is for the use of the Client only and no responsibility will be taken for its use by other parties. Approved by Apex Studios . Date Nov 2024

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## Executive Summary

This Statement of Environmental Effects (SEE) is submitted to Canterbury-Bankstown City Council in support of a Development Application (DA) at 79 Bransgrove Road, Revesby.

79 Bransgrove Road, Revesby is to comply with the necessary requirements.

Given the merit of the design of the proposal, significant environmental gain through proposed works and the absence of any significant adverse environmental impacts, the DA is considered to be worthy of Council's support.

# 1. Introduction

This Statement of Environmental Effects (SEE) report presents an assessment of the potential environmental impacts associated with the proposed alteration to facade finish of an existing childcare. The development site is located at 79 Bransgrove Road, Revesby. The report aims to identify, evaluate, and mitigate any adverse effects on the environment resulting from the facade alterations of the existing childcare.

The proposed development has been through a rigorous design process involving significant design development. The process has been supported with guidance and instruction from engineering specialist, architect and landscape architect. The development has been designed on the basis of avoiding and minimising any adverse impacts.

The proposed design:

Alterations and Additions to existing infrastructure

- Existing structures to be retained
- Additional acoustic fence to be built along boundary
- Sign board to be changed and improved

## 1.1 Consent Authority

The consent authority for the application is Canterbury-Bankstown City Council.

## 2. Site Analysis

### 2.1 Site Location and Context

The subject site is located on 79 Bransgrove Road, Revesby. Refer to Figure 1 for a site locality map.

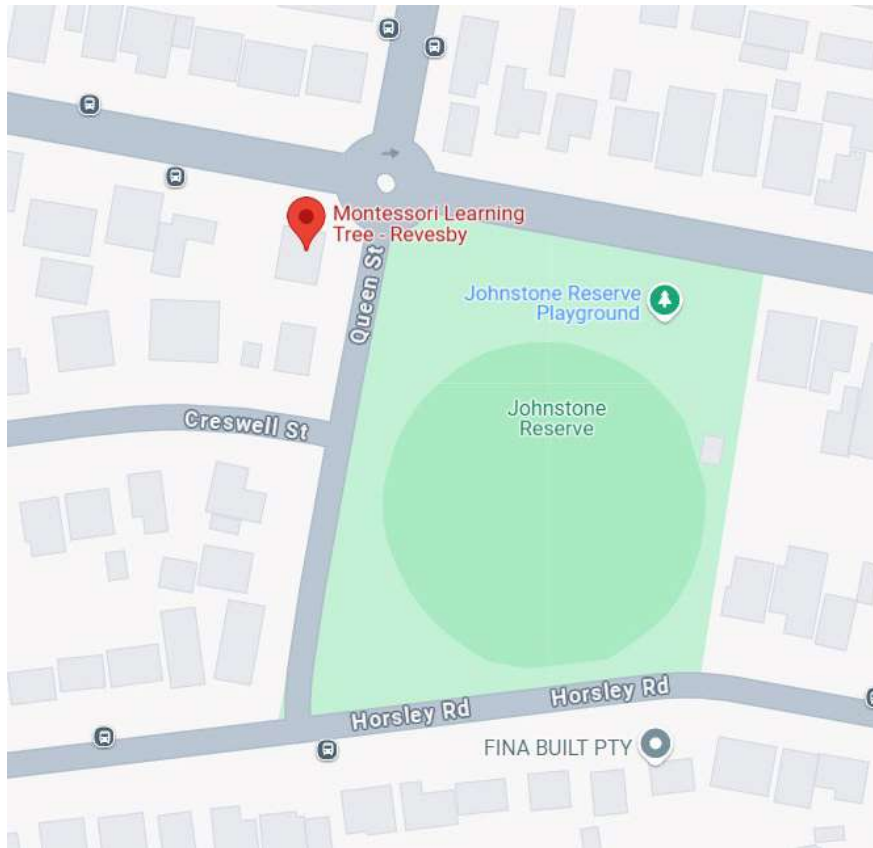


Figure 1. Locality map

### 2.2 Existing Site and Surrounding Land Use

The subject site area has an area of: 788 m<sup>2</sup>. It is currently a Centre-Based Care for up to 52 children that is seeking to alter the facade finish. It is located in a mainly residential area, characterised by the playground and reserve located in its surrounds.



Figure 2. Location map

## 3. Description of Proposed Development

### 3.1 Proposed development

The proposal aligns with the City of Canterbury Bankstown Council design guidelines and statutory requirements.

- The planned use is to retain as a Childcare Centre.
- The proposed façade changes are required to modernize and improve the visual appeal of the childcare center while aligning with contemporary architectural standards. These upgrades aim to create a more child-friendly and welcoming environment, enhancing the center's overall functionality and aesthetic presence. Existing building structures will be retained.
- Key upgrades include the installation of an acoustic fence to reduce noise levels, a new signboard for improved visibility and branding, and fresh paintwork to create a vibrant and contemporary look. These changes collectively contribute to the center's commitment to providing a safe, visually appealing, and functional space for children and families.
- In accordance with CPTED principles, the proposed façade changes and the installation of the acoustic fence do not create any safety issues. The design prioritizes visibility and secure access points, ensuring that children, staff, and visitors feel safe and secure. These changes integrate Crime Prevention Through Environmental Design by maintaining well-lit pathways and entrances enhancing the center's overall safety and functionality.
- The installation of the acoustic fence along the perimeter will effectively mitigate noise from surrounding areas, ensuring a quieter and more conducive environment for children. This addition not only addresses functional concerns but also enhances the privacy and comfort of the children.
- The facade finishes will incorporate bright, child-friendly colors and patterns, enhancing the visual appeal of the center while creating a stimulating and engaging environment for young learners. The choice of materials will ensure durability, compliance with Council guidelines and is to be in line with Australian Standards.
- The new sign board will feature modern, easy-to-read lettering and a design that aligns with the center's branding. Its placement and scale will ensure compliance with local regulations.
- The findings from the acoustic report confirm the effectiveness of the proposed fence in reducing noise transmission, contributing positively to the surrounding community.
- Furthermore, the overall enhancements are designed to comply with Australian building codes and aesthetic standards, ensuring that the project aligns with community expectations and Council guidelines. Materials, drainage and electrical are to be in-line with Australian standards and Council guidelines.
- In light of these conclusions, the design proposal seeks support from the Council in its current configuration and vision in future developments. With assurances of minimal disruption, the project represents a valuable addition to the local infrastructure, offering a beneficial service to the surrounding community. Therefore, the Council's endorsement of the proposal underscores its recognition of the project's merits and positive contribution to the area's amenities and economic vitality.

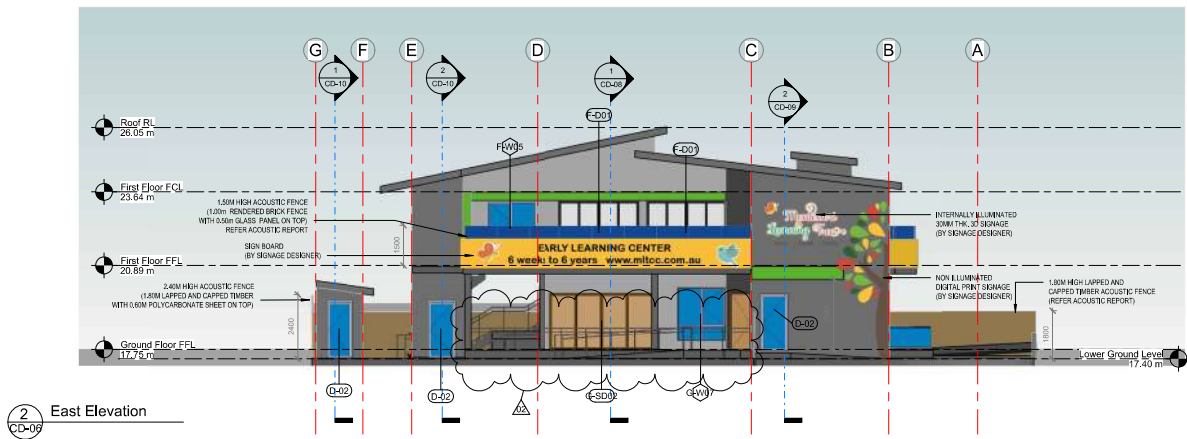
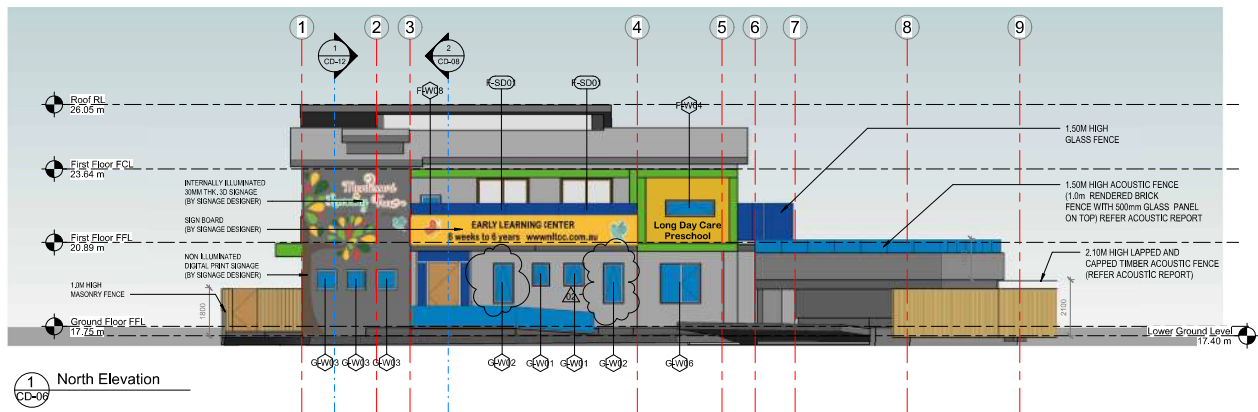


Figure 3. Proposed changes

## 4. Relevant Legislation and Planning Controls

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development.

### CONTROL PLANS

1. The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.
2. The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.
3. Subsection 2. does not apply in relation to a proposed environmental planning instrument or draft development control plan
4. In this section proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

### ***Canterbury-Bankstown Local Environmental Plan 2023***

Part 2 Permitted or prohibited development;

2.3 Zone objectives and Land Use Table

Land Use Table - Zone B1 - Neighbourhood Centre;

Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.
- To promote a high standard of urban design and local amenity.

6.13 Special provisions for centre-based child care facilities

### ***Canterbury-Bankstown Development Control Plan 2023***

CHAPTER 3 – GENERAL REQUIREMENTS;

3.6 - Signs

CHAPTER 10 – OTHER DEVELOPMENT;

10.1 - Child Care Centres

## ***State Environmental Planning Policy (Industry and Employment) 2021***

Chapter 3 Advertising and signage;

3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied —

- that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and
- that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

Schedule 5 Assessment criteria

## ***State Environmental Planning Policy (Transport and Infrastructure) 2021***

Schedule 5 Exempt development—Chapter 3

Schedule 6 Complying development in schools—Chapter 3

## 5. Assessment of controls

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development.

### 5.1 Compliance with Planning Instruments and Controls

Evaluate adherence to relevant planning regulations, policies, and guidelines.

The proposed development aligns with zoning regulations, land use plans, and other statutory requirements. the project complies with any conditions or restrictions stipulated in planning permits or approvals.

### 5.2 Noise

The installation of the acoustic fence along the perimeter will effectively mitigate noise from surrounding areas, ensuring a quieter and more conducive environment for children. This addition not only addresses functional concerns but also enhances the privacy and comfort of both children and neighboring properties.

### 5.3 Built Environment

The proposed development has been designed with careful consideration for its surroundings within the neighborhood community, ensuring that its design, scale, and appearance seamlessly integrate with the existing building. As such, its presence does not impose any notable impact on its surroundings.

### 5.4 Sign

The new signboard will feature modern, easy-to-read lettering and a design that aligns with the center's branding. Its placement and scale will ensure compliance with local signage regulations and be adjusted to meet the requirements of the neighbourhood.

### 5.5 Safety and Security

The safety and security of occupants, visitors, and neighboring properties have been meticulously addressed. Appropriate lighting measures will be implemented, ensuring minimal light spillage into neighboring residential properties,. Additionally, clear signage and wayfinding systems will be installed to improve visibility and discourage criminal activity.

## 6. Conclusion

The overall impacts of the proposal on the locality are considered to be positive. This Statement of Environmental Effects Report has assessed the potential impacts arising from the proposal on surrounding properties including noise, visual amenity and signs. Where necessary, mitigation measures are proposed to minimise impact and reduce potential risk associated with the development. Given the merit of the design of the proposal, significant environmental gain through works and the absence of any significant adverse environmental impacts, the DA is considered to be in the community's best interest and worthy of Council's support.

The overall impact of the proposal on the locality is considered to be positive. Accordingly, the development is considered suitable for approval.