



Statement of Environmental Effects

Prepared for: Kunqi Liu and Yongshi Tang

Prepared: 26 February 2025

SL332 - 52 Villiers Road Padstow Heights

Proposal: Commercial Change of Use: Residential Premises to Residential Premises with Home Business

TABLE OF CONTENTS

Item	Page
Overview	3
Development Summary Table	4
Site Analysis	5
Site Imagery	8
Locality Analysis	10
Development Proposal	12
Planning Assessment / Relevant Legislation	16
Site Suitability, Compliance	17
Precedence	21
Conclusion and Recommendations	22

OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application (DA) submitted to Canterbury-Bankstown Council for the change of use of an existing residential premises to a residential premises with a home business at 52 Villiers Road, Padstow Heights (the subject site).

This application is made pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023).

More specifically, this report has been prepared in accordance with Section 2(4) of Schedule 1 of the Environmental Planning and Assessment Regulation 2021, which requires a SEE to include the following:

- The environmental impacts of the development.
- How the environmental impacts of the development have been identified.
- The steps to be taken to protect the environment or to lessen the expected harm to the environment.
- Any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or mitigate any expected harm, are addressed throughout this report.

DEVELOPMENT SUMMARY TABLE

Proposal	Change of use from residential premises to residential premises with a home business
Site Address	7A Vincent Street, Merrylands Lot/Section/Plan: 1/-/DP22982
Zoning	R2 Low Density Residential (Canterbury-Bankstown LEP 2023)
Permissibility	Home businesses are permitted with consent in the R2 zone under Canterbury-Bankstown LEP 2023
Existing Floor Area	Approx. 18sqm allocated to the home business
Active Street Frontage	Not applicable – No external changes or signage proposed
Accessibility	No external accessibility modifications required as the business operates within an existing dwelling
Parking Requirement	No additional parking requirements under Canterbury-Bankstown DCP 2023 for home businesses
Waste Management	Minimal waste generation – to be managed within existing residential waste collection system; application will include Waste Management Plan
Compliance Requirements	Compliance with Canterbury-Bankstown LEP 2023, Canterbury-Bankstown DCP 2023, Environmental Planning and Assessment Act 1979, and Building Code of Australia (BCA)
Date Prepared	26 February 2025
Project Number	SL332

SITE ANALYSIS

Location & Surrounding Context

The subject site, 52 Villiers Road, Padstow Heights, is situated within an established low-density residential precinct under the jurisdiction of Canterbury-Bankstown Council.

The area is predominantly characterised by single detached dwellings, with some properties featuring secondary dwellings or home businesses operating under council approval.

The natural topography of the locality includes pockets of greenery and access to Salt Pan Creek and nearby reserves, contributing to a suburban residential character.

The site is zoned R2 Low Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023), where home businesses are permitted with consent.

The proposed change of use seeks to maintain the residential nature of the dwelling while allowing a compliant, small-scale home business operation within an existing internal space.

Surrounding Built Environment

The surrounding area is comprised of established residential properties with a mix of single and dual-occupancy dwellings. The site is well-integrated into the Padstow Heights residential community, with key surrounding features including:

- **North & West:** Established residential dwellings with family homes and well-maintained streetscapes.
- **South:** Proximity to Padstow Heights Public School supporting a family-friendly environment with access to community infrastructure.
- **East:** Local commercial and home-based businesses, contributing to a balanced mix of residential and low-impact business activities.

- **South-East:** Nearby shopping precincts and cafes, providing accessibility to essential services and retail amenities within a short driving distance.

The residential character of the area is preserved through planning controls that regulate the scale and nature of permissible business activities within the R2 zone.

Accessibility & Infrastructure

The subject site benefits from established road access, public transport links and existing services, supporting the feasibility of the proposed home business.

- **Road Network:** Villiers Road provides direct connections to Henry Lawson Drive, a key arterial road linking to Padstow and surrounding suburbs.
- **Public Transport:** Bus services operate along Queenbury Road and Henry Lawson Drive, connecting the area to Padstow Train Station and regional centres.
- **Utilities & Services:** The premises are fully serviced with existing water, sewer, electricity and stormwater drainage. No infrastructure upgrades are required for the home business.
- **Waste Collection:** Waste generation is expected to be minimal and will be managed within the existing residential waste collection system, ensuring compliance with Canterbury-Bankstown Council regulations.

Parking & Pedestrian Access

- **Parking Availability:** The proposed home business is not expected to generate additional parking demand beyond standard residential use. There is ample on-street parking along Villiers Road, ensuring convenience without impacting neighbouring properties.
- **Pedestrian-Friendly Access:** The site is well-integrated with safe footpaths and pedestrian links to nearby community facilities, ensuring accessibility without disrupting local traffic conditions.

Consistency with the Area's Character

The proposal aligns with Canterbury-Bankstown Council's planning objectives for the R2 zone by:

- Retaining the primary residential function of the dwelling, with no external modifications or signage.
- Ensuring no adverse impacts on surrounding residential amenity, as the business operates entirely within the permitted LEP home business criteria.
- Contributing to local economic activity by enabling a small-scale, compliant home business without altering the suburban streetscape.

SITE IMAGERY



[Six Maps representation of broader location/local surroundings]



[7A Vincent Street Merrylands. Source: home owner/client]



[Photo of proposed space for home business including ample food preparation space, modern appliances, sink, natural light, ventilation, mechanical ventilation, dishwasher, storage. Source: home owner/client]

LOCALITY ANALYSIS - PADSTOW HEIGHTS NSW

Demographic Profile

Padstow Heights has a mature and relatively stable population. The median age is 44 years, higher than the New South Wales median of 39.

The suburb has a predominantly Australian-born population, with 74.2% of residents born in Australia. The area has a higher proportion of older families and couples compared to the state average.

Residential Characteristics

Padstow Heights is primarily a residential suburb with a strong preference for separate houses. The area is mostly zoned for Environmental Living (39.12%) and National Parks And Nature Reserves (24.25%).

The average number of bedrooms per dwelling is 3.2, with an average of 3 people per household. Home ownership is high, with 85% of residents being owner-occupiers.

Transport Connectivity

The suburb relies heavily on private transportation. 80.3% of residents travel to work by car, while only 9.3% use the train. Public transport options are limited, with the area being described as not great for lack of public transport.

Employment and Economic Factors

Padstow Heights residents are predominantly employed in professional occupations. The median household income falls between \$78,000 and \$130,000, indicating a relatively affluent population. The suburb's proximity to major business centres like Bankstown (approximately 10 minutes away) provides diverse employment opportunities.

Retail and Service Demand

The demographic profile of Padstow Heights suggests a demand for family-oriented services and high-quality retail options. The suburb's leafy, green environment and proximity to the Georges River create opportunities for outdoor and recreational services.

Home Businesses in Padstow Heights

Several factors suggest a favourable environment for home business enterprises:

- The high rate of home ownership (85%) provides residents with the stability and space to operate home-based businesses.
- The suburb's mature population, with a median age of 44, may include experienced professionals looking to start independent ventures from home.
- The area's environmental zoning and larger average home sizes (3.2 bedrooms) offer suitable spaces for home offices or small-scale operations.
- Limited public transport options may encourage residents to seek work-from-home opportunities, potentially driving the growth of home businesses.
- The relatively high median household income suggests that residents may have the financial capacity to invest in home-based enterprises.

DEVELOPMENT PROPOSAL

This development proposal outlines the change of use of an existing residential premises to a residential premises with a home business at 52 Villiers Road, Padstow Heights.

The site is located within the R2 Low Density Residential zone under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023), where home businesses are permitted with consent.

The proposal involves the establishment of a home-based dessert preparation business, operating entirely within the existing dwelling's kitchen and pantry area, with a total dedicated internal space of approximately 18sqm.

No external alterations, signage or structural modifications are proposed as part of this application, ensuring compliance with the Canterbury-Bankstown LEP 2023 and Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023).

Proposed Works and Operational Features

The development involves no structural changes and will retain the residential character of the dwelling, ensuring minimal impact on the surrounding area.

Key features of the home business include:

- Use of the existing home kitchen and pantry (18sqm) for dessert preparation, in accordance with food safety regulations.
- No external modifications or signage, maintaining the residential appearance of the property.
- No additional on-site parking requirements: business operations will not generate customer visits or additional traffic.
- Compliance with home business criteria under CBLEP 2023, ensuring no adverse impacts from noise, waste or traffic.

- Standard waste disposal through the existing residential waste collection service, with no need for specialised waste management measures.



[Existing floor plan (left) vs Proposed floor plan (right). Source: www.realestate.com.au]

Land Use Compatibility and Neighbourhood Character

The proposal is compatible with the surrounding residential land use, as it aligns with the objectives of the R2 Low Density Residential zone, which allows for small-scale businesses that do not adversely impact local amenity.

Key considerations for land use compatibility:

- The business will not involve planned customer visits, ensuring no additional traffic or parking demand.
- No external changes or signage will be introduced, maintaining the existing residential streetscape.

- Noise, waste and emissions will be minimal, complying with planning controls for home businesses.
- The business complements the local area's character, contributing to economic activity while remaining unobtrusive within the residential setting.

Compliance with Planning Controls

The proposed home business fully complies with the Canterbury-Bankstown LEP 2023 and CBDP 2023, ensuring adherence to all relevant planning controls, including:

- Canterbury-Bankstown LEP 2023: Home businesses are permitted with consent in the R2 Low Density Residential zone, provided they meet operational criteria.
- Canterbury-Bankstown DCP 2023: The proposal adheres to residential development standards, ensuring no adverse impacts on amenity, noise levels or parking.
- Building Code of Australia (BCA): The existing dwelling remains compliant with all applicable building regulations; no fit-outs or structural changes are proposed.
- Food Safety Standards: The business will comply with NSW Food Authority requirements for home-based food preparation.

Sustainability and Operational Efficiency

The proposal supports sustainable business practices by:

- Utilising existing kitchen infrastructure, avoiding unnecessary renovations or material waste.
- Minimising environmental impact, with no increased energy consumption or emissions beyond standard residential use.
- Maintaining compliance with waste and food handling regulations, ensuring responsible business operations within a residential setting.

Given the low-impact nature of the home business, its full compliance with relevant planning controls, and its compatibility with the residential character of the area, the proposal is considered suitable and appropriate for approval.

PLANNING ASSESSMENT - RELEVANT LEGISLATION

The application is to be assessed against the following Environmental Planning Instruments (EPIs):

- Environmental Planning & Assessment Act 1979
- Environmental Planning & Assessment Regulation 2021
- Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)

And the following local provisions:

- Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023)
- Building Code of Australia (BCA)
- NSW Food Authority Guidelines for Home-Based Food Businesses (where applicable)

Section 25 – Concurrences and/or Approvals

In accordance with Section 25 of the Environmental Planning & Assessment Regulation 2021, there are no additional concurrences or external approvals required for the proposed change of use.

The proposal is permissible with consent within the R2 Low Density Residential zone under CBLEP 2023 and complies with the relevant development controls and assessment requirements set out in CBDCP 2023.

SITE SUITABILITY AND COMPLIANCE

The subject site is highly suitable for the proposed change of use from a residential premises to a residential premises with a home business, based on the following factors.

Zoning Compliance

The site is zoned R2 Low Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023), where home businesses are permitted with consent.

The proposal aligns with the objectives of the R2 Low Density Residential zone:

- Maintain the predominantly residential character of the area while allowing low-impact home-based businesses.
- Support small-scale economic activities that do not adversely affect the amenity of the surrounding neighbourhood.
- Ensure that business operations within residential areas remain compatible with the scale and function of the dwelling.

The proposed home business use is fully compliant with CBLEP 2023 and will operate within the parameters set out in the Home Business definition, ensuring no adverse impact on surrounding properties.

Size and Configuration

The proposed home business will operate entirely within the existing dwelling, utilising a total internal space of 18sqm, comprising:

- The existing kitchen and pantry area for dessert preparation.
- No modifications to the existing floor plan
- No signage or external changes

The dwelling remains a functioning residence with the home business integrated into the domestic setting, ensuring compliance with home business provisions under CBLEP 2023.

Infrastructure Availability

The site is fully serviced by essential infrastructure, including:

- Water, sewer and electricity connections suitable for residential and small-scale business use.
- Waste management provisions, including on-site storage and disposal via the existing residential waste collection system, in accordance with Canterbury-Bankstown Council waste policies.
- Stormwater drainage infrastructure, with no changes required for the proposed home business use.

The proposed home business will operate within the capacity of existing infrastructure, ensuring no additional demand on public utilities.

Surrounding Land Use Compatibility

The proposed home business is consistent with the surrounding land uses, which include:

- Low-density residential dwellings, in keeping with the R2 zoning.
- Community services and educational institutions, such as Padstow Heights Public School, reinforcing a family-oriented neighbourhood.
- Small-scale home businesses and commercial uses along nearby Queenbury Road and Henry Lawson Drive, demonstrating compatibility with limited business activity in the locality.

The home business will not generate noise, waste, or traffic beyond typical residential levels, ensuring no disruption to neighbouring properties.

Compliance with Legislative Framework

Floor Space Ratio (FSR)

- The site's existing FSR remains unchanged, as the home business utilises existing internal space without any extensions or structural changes.

Building Height

- The maximum allowable building height under CBLEP 2023 is not exceeded, as no external alterations are proposed.

Setbacks and Streetscape

- The existing dwelling setbacks remain unchanged, maintaining consistency with the surrounding residential character.
- No external signage or business-related alterations will be introduced, ensuring no impact on the existing streetscape.

Waste Management

- Waste generated by the home business will be minimal and disposed of via the standard residential waste collection system, complying with Canterbury-Bankstown Council's waste management regulations.

Parking and Traffic

- No additional parking spaces are required, as the home business will not involve customer visits or increased vehicle movements.
- The existing on-street parking along Villiers Road remains unaffected, ensuring no impact on local traffic or residential parking availability.

Stormwater and Drainage

- No external works or modifications will affect existing stormwater and drainage infrastructure.

- The business will ensure wastewater disposal systems comply with Sydney Water and Council regulations.

Building Use and Design

- The internal layout remains unchanged, with no additional fit-out required beyond existing kitchen facilities.
- The dwelling maintains its primary function as a residence, in line with home business planning controls.

PRECEDENCE

The proposed change of use from a residential premises to a residential premises with a home business aligns with the established pattern of small-scale home businesses within the surrounding residential precinct.

The locality features numerous home-based businesses operating successfully under similar planning provisions, reinforcing the demand for low-impact commercial activities within residential zones.

Established Home Businesses in Close Proximity to the Subject Site

The following home businesses appear to operate within the immediate area, demonstrating precedent for the proposed use and its compatibility with the local residential character.

Note: It is not known whether these businesses are approved or still operational.

- Boutique Loan Solutions – 5 Clancy Street – Home-based financial and loan advisory services.
- Reichelle Alakoury Makeup – 13 Clancy Street – Home-based beauty and makeup services.
- Voyager Supply and Decoration – 68 Villiers Road – Home-based supply and decoration business.
- Soy Wax Candles – 27A Villiers Road – Small-scale candle production and sales.
- Woodencrafts – 19 Villiers Road – Home-based handcrafted wooden goods business.
- Ruby Larissa Hair – 80 Villiers Road – Home-based hair styling and beauty services.
- PB Tutoring – 14 Opal Place – Private tutoring and educational services.

The Canterbury-Bankstown LEP 2023 permits home businesses with consent within the R2 Low Density Residential zone, allowing small-scale operations that do not adversely impact the surrounding neighbourhood.

CONCLUSION AND RECOMMENDATIONS

The proposed change of use from a residential premises to a residential premises with a home business at 52 Villiers Road, Padstow Heights represents a logical and low-impact addition to the local residential area, supporting small-scale economic activity while maintaining the residential character of the neighbourhood.

The proposal aligns with the planning objectives of the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) and the Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023).

The design and operational structure of the home business ensures full compatibility with the existing residential setting, with no external modifications, signage or additional parking demands.

The precedence of similar home-based businesses in the surrounding area, such as Boutique Loan Solutions, Reichelle Alakoury Makeup and Ruby Larissa Hair, further supports the suitability of this proposal within the R2 Low Density Residential zone.

The proposal will enable the applicant to operate a compliant home business while preserving the residential use of the dwelling, ensuring no adverse impacts on traffic, noise or neighbourhood amenity.

Given the proposal's compliance with applicable planning instruments, its alignment with the established pattern of home businesses in the area, and its minimal impact on the surrounding locality, it is requested that Canterbury-Bankstown Council grant development consent for this application.