

Statement of Environmental Effects

Prepared for: c/o Joyce Li (Verity Smith Lawyers) on behalf of Entrio Medical Pty Ltd

Prepared: 20 February 2025

SL319 - Suite G.03 Civic Tower, 66-72 Rickard Road Bankstown

Proposal: Commercial Change of Use: Health consulting room (specifically 'Specialist consultation room') for use by Ear, Nose and Throat specialists. Otolaryngologist Dr Jonathan Li (director of Entrio Medical Pty Ltd) will be the principal specialist operating the consultation rooms

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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 commercial premises to a health consulting room (specialist consultation room) at Suite G.03, Civic Tower, 66-72 Rickard Road, Bankstown (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 and the Canterbury-Bankstown Development Control Plan 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 commercial premises to health consulting room (specialist consultation room)
Site Address	Suite G.03, Civic Tower, 66-72 Rickard Road, Bankstown Lot/Section/Plan: 3/-/DP773698
Zoning	E2 Commercial Centre (Canterbury-Bankstown LEP 2023)
Permissibility	Health consulting rooms are permitted with consent in the E2 zone under Canterbury-Bankstown LEP 2023
Existing Floor Area	Approx. 89.5sqm
Active Street Frontage	Complies – Ground floor consulting suite retains active frontage requirements under Canterbury-Bankstown DCP 2023
Accessibility	Compliance with Disability Discrimination Act 1992 and AS 1428.1: Design for Access and Mobility
Parking Requirement	3 spaces per practitioner (as per Canterbury-Bankstown DCP 2023) On-site parking availability to be confirmed
Waste Management	On-site waste storage and collection to comply with Canterbury-Bankstown Council waste regulations
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	20 February 2025
Project Number	SL319

SITE ANALYSIS

Location & Surrounding Context

The subject site, Suite G.03, Civic Tower, 66-72 Rickard Road, Bankstown, is located within a well-established commercial and civic precinct in Bankstown's City Centre. The site benefits from high pedestrian and vehicular traffic due to its positioning along Rickard Road, a major arterial road servicing the Bankstown CBD.

The E2 Commercial Centre zoning supports a variety of business uses including health consulting rooms, making the proposed change of use consistent with the planning intent for this precinct. The premises were previously occupied as a commercial office space and are now proposed to be converted into a specialist consultation room to cater to the local demand for health services.

Surrounding Built Environment

The immediate vicinity is highly urbanised and includes a mix of commercial, civic and retail uses, reinforcing the area's economic and business vibrancy. Key surrounding features include:

- North & West: Bankstown Library & Knowledge Centre, Bankstown Courthouse, and the surrounding civic precinct.
- East: Bankstown Shopping Centre and other mixed-use commercial buildings, providing retail and business services.
- South: Transport interchanges, including Bankstown Station and major bus routes.

This prime commercial location ensures that the proposed health consulting room will integrate with the existing land uses and contribute positively to the area's professional services sector.

Accessibility & Infrastructure

The site is highly accessible and benefits from:

- Proximity to major roads – Rickard Road is a key arterial providing strong connectivity to the wider Bankstown area.
- Public transport options – Bankstown Train Station is within walking distance, and multiple bus services operate along Rickard Road and Chapel Road.
- Existing utility connections – The premises are fully serviced with water, sewer, electricity and stormwater drainage.
- Waste collection infrastructure – The site allows for compliant on-site waste storage and disposal, in line with Canterbury-Bankstown Council regulations.

Parking & Pedestrian Access

Parking Availability: The site is located within a high-density commercial centre, where public and private parking facilities are widely available. The Canterbury-Bankstown DCP 2023 requires three spaces per practitioner, which are addressed through available on-site and nearby parking options.

Pedestrian-Friendly Design: The surrounding area has wide footpaths, pedestrian crossings and active street frontages for convenient and safe access for patients and visitors.

Consistency with the Area's Character

The proposal to establish a specialist consultation room is consistent with the surrounding professional services and commercial land uses. The presence of health-related services aligns with the Council's strategic vision for the precinct, which encourages a diverse mix of commercial, retail and professional services to support local residents and businesses.

The conversion of the existing commercial space into a health consulting room is expected to enhance accessibility to specialist healthcare services in Bankstown and complement existing professional services in the area.

SITE IMAGERY



[Six Maps representation of broader location/local surroundings]



[Suite G.03 entry point showing subject site within context of wider commercial strip. The subject site is located between multiple expansive sources of free all-day public parking. Source: Google Street View]

LOCALITY ANALYSIS - BANKSTOWN NSW

Demographic Profile

Bankstown boasts a culturally diverse population with a significant proportion of residents from various backgrounds:

- The median age is 36 years, lower than the New South Wales median of 39.
- 93.4% of the population identifies as non-Indigenous.
- Arabic and Vietnamese are among the most commonly spoken languages.
- The suburb has a higher concentration of young families compared to the state average.

Residential Characteristics

Bankstown exhibits a mix of low to high-density residential patterns:

- The suburb is transitioning from predominantly low-density housing to include more medium and high-density options.
- There is a trend towards increased residential density, particularly near the city centre and transport hubs.
- The area offers a variety of housing types, from detached dwellings to new high-rise apartments.

Transport Connectivity

Bankstown benefits from excellent transport infrastructure:

- The suburb is well-connected to the broader Sydney rail network.
- It has strong access to Sydney's road network, including proximity to the M5 motorway.
- Future transport projects, such as the Sydney Metro, are set to enhance connectivity.

Employment and Economic Factors

Bankstown presents a mix of economic challenges and opportunities:

- The suburb is evolving as a significant centre for health, education, and lifestyle services.
- It complements the growth of major employment hubs like Parramatta and Liverpool.
- The area has potential for increased job creation, particularly in sectors like retail, health and education.

Retail and Service Demand

The demographic profile and increasing density of Bankstown create demand for various retail and service offerings:

- The high proportion of families and young people suggests a need for family-oriented services and youth-focused businesses.
- The culturally diverse population presents opportunities for ethnic food outlets and specialised cultural services.
- The trend towards higher-density living may increase demand for convenience stores and local amenities.

Development Outlook

Bankstown is undergoing significant transformation as part of broader planning strategies:

- The Bankstown City Centre is targeted for major redevelopment, including expansion of retail, commercial, hospitality and housing options.
- There is a focus on creating a high-density residential environment in Zone R4, featuring contemporary designed residential flat buildings.
- Future planning aims to enhance Bankstown's role as a strategic centre, supporting surrounding employment lands and providing enhanced prospects for job-generating investments.

Specialised Health Services

Nearby Bankstown-Lidcombe Hospital offers several specialised services:

- It is an internationally-recognised pancreatic cancer facility.
- There's a strong focus on aged care and integration of hospital care with community/GP services.

Future Healthcare Development

The healthcare landscape in Bankstown is set for significant expansion:

- A new state-of-the-art Bankstown Hospital is planned, with the NSW Government committing \$1.3 billion to the project.
- The new hospital will be built in the Bankstown city centre, close to public transport including the new Metro.

Community Health Needs

The healthcare services in Bankstown significantly need to cater to the specific needs of its diverse community:

- There's a high demand for services related to diabetes and cardiovascular disease management.
- The culturally diverse population may require specialised health services catering to different linguistic and cultural backgrounds.
- The presence of young families suggests a need for paediatric and maternal health services.

DEVELOPMENT PROPOSAL

This development proposal outlines the change of use of an existing commercial premises to a health consulting room (specialist consultation room) at Suite G.03, Civic Tower, 66-72 Rickard Road, Bankstown.

The site is located within an E2 Commercial Centre zone under the Canterbury-Bankstown Local Environmental Plan 2023. The proposal also includes internal modifications to support the new use, ensuring compliance with health and accessibility standards, and tinted windows in lieu of signage, remaining in accordance with applicable planning controls.

The proposal aligns with the objectives of the E2 Commercial Centre zone, which seek to support a diverse mix of commercial, retail and professional services that cater to local businesses, residents, and visitors. The introduction of a specialist consulting room will enhance local health service availability while integrating into the existing professional and commercial fabric of the precinct.

The development will maintain the existing built form, with no changes to the building height, external appearance or floor area, ensuring compliance with Canterbury-Bankstown LEP 2023 development standards.

The site's prime location within Bankstown's commercial core, coupled with high pedestrian and vehicular accessibility, makes it well-suited for professional medical services.

Proposed Works and Operational Features

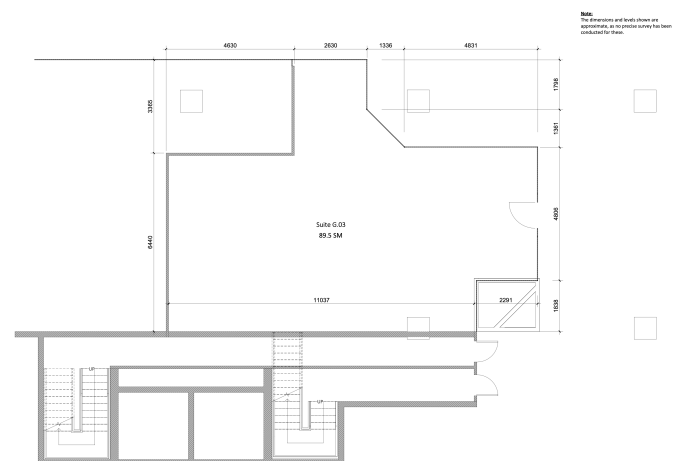
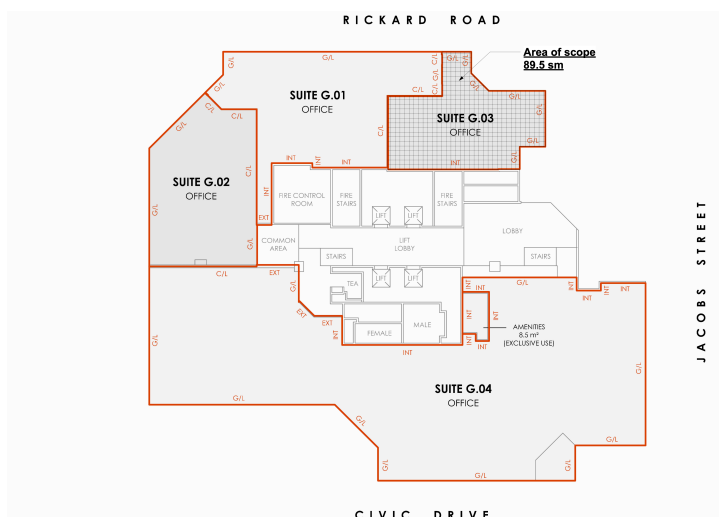
The proposed works include non-structural internal modifications to ensure suitability for health consulting services, as well as tinted windows in lieu of business signage alterations reflecting the new usage.

Key features of the health consulting room include:

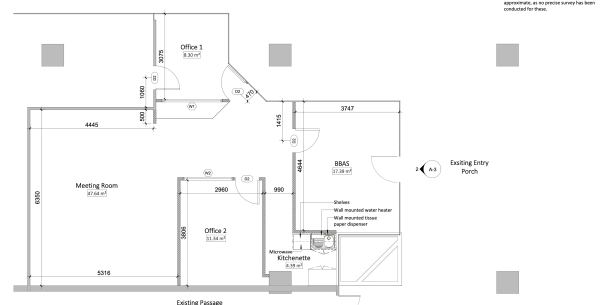
- Consultation rooms designed to accommodate one to two part-time consulting specialists for an efficient and private patient experience.

- A waiting area with adequate seating, aligning with accessibility and safety regulations.
- A reception and administrative space to manage patient flow and appointments.
- A kitchenette and staff area, compliant with workplace health and safety requirements.
- On-site waste storage and management facilities, ensuring proper disposal of general and clinical waste in accordance with NSW Health Guidelines.
- Compliant installation of window tinting, in line with Canterbury-Bankstown Development Control Plan 2023 – Chapter 3.6 (Signs), maintaining a professional appearance while respecting the existing streetscape character.

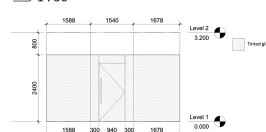
No structural alterations or extensions to the existing premises are proposed, preserving the building's existing form within the commercial precinct.



1 Existing Level 1 Floor Plan
1:50



1 Proposed Level 1 Floor Plan
1:50



2 Front Elevation
1:50

DOORS SCHEDULE						WINDOWS SCHEDULE					
MARK	TYPE	WIDTH	HEIGHT	QTY	Phase Created	MARK	TYPE	WIDTH	HEIGHT	QTY	Phase Created
D1	Sliding Door	800	2100	4	New Construction	W1	Fixed Window	2100	1800	1	New Construction
				4		W2	Fixed Window	2100	1800	1	New Construction

Land Use Compatibility and Streetscape Activation

The site is located in Bankstown's primary commercial and business hub, where medical and professional services are commonly co-located with retail, civic and commercial operations. This proposal will complement existing services in the area, strengthening Bankstown's status as a regional centre for health, business, and employment.

The proposal is consistent with:

- Canterbury-Bankstown LEP 2023, which permits health consulting rooms within the E2 Commercial Centre zone.
- Canterbury-Bankstown DCP 2023, ensuring compliance with waste, parking, signage and operational controls.
- The Building Code of Australia (BCA), addressing accessibility, fire safety and operational requirements.
- The Disability Discrimination Act 1992 (DDA) and AS 1428.1, ensuring accessibility for patients with disabilities.

The site is highly visible and well-integrated into the surrounding commercial streetscape, ensuring ease of access for patients and staff. The retention of active street frontage complies with Canterbury-Bankstown's planning requirements, maintaining a vibrant and pedestrian-friendly environment.

Sustainability and Compliance

The proposed development adopts a sustainable approach by:

- Reusing the existing commercial fit-out, eliminating the need for extensive demolition or reconstruction.
- Minimising waste, with a waste management plan that ensures responsible disposal of clinical and general waste.

- Ensuring energy efficiency with measures outlined in an accompanying Plan of Management.

The proposal complies with applicable planning, environmental and health regulations, ensuring that the new specialist consulting room enhances local healthcare services while maintaining environmental sustainability and operational efficiency.

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

And the following local provisions:

- Canterbury-Bankstown Development Control Plan 2023
- Building Code of Australia (BCA)
- Disability Discrimination Act 1992 (DDA) and AS 1428.1 (Design for Access and Mobility)
- NSW Health Guidelines for Medical Facilities (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 E2 Commercial Centre zone under the Canterbury-Bankstown LEP 2023 and complies with the relevant development controls and assessment requirements set out in the Canterbury-Bankstown DCP 2023.

SITE SUITABILITY AND COMPLIANCE

The subject site is highly suitable for the proposed change of use from a commercial premises to a health consulting room (specialist consultation room) based on the following factors.

Zoning Compliance

The site is zoned E2 Commercial Centre under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023), where health consulting rooms are permitted with consent.

The proposal aligns with the objectives of the E2 Commercial Centre zone, which seek to:

- Strengthen the role of Bankstown's city centre as a hub for business, professional services, and employment.
- Encourage a mix of commercial, retail and service-based uses to support local businesses, workers and residents.
- Promote active frontages and pedestrian-oriented development, ensuring continued vibrancy in the precinct.

The proposed specialist consultation room is compatible with the intent of the zoning controls, contributing to the diversity of professional services within the Bankstown CBD.

Size and Configuration

The premises has a total floor area of approximately 89.5sqm, which is suitable for a small to medium-sized medical consulting suite accommodating one to two part-time specialists.

- The existing internal layout supports a reception area, consultation rooms and staff amenities without requiring significant alterations.
- The shopfront faces Rickard Road, ensuring high visibility and accessibility for patients.

- The existing structure remains unchanged, allowing for a transition in use while retaining the established footprint.

Infrastructure Availability

The site is fully serviced by essential infrastructure, including:

- Water, sewer and electricity connections for compliance with medical service requirements.
- Waste management provisions, including on-site storage and collection of general and clinical waste, in accordance with Canterbury-Bankstown Council waste policies.
- Stormwater drainage infrastructure, with no changes required for the proposed use.

The specialist consultation room will operate within the existing infrastructure capacity, ensuring full compliance with relevant service and environmental requirements.

Surrounding Land Use Compatibility

The proposed health consulting room is consistent with the surrounding land uses, which include:

- Commercial office spaces and professional services within the Civic Tower and nearby buildings.
- Retail and business premises, including medical-related uses such as pharmacies, optometrists and general medical practices in the area.
- Civic and community buildings, including the Bankstown Library & Knowledge Centre, Bankstown Courthouse and other government services.

The conversion to a specialist consultation room will not result in adverse impacts on traffic, noise, or visual amenity, as it replaces an existing commercial use and aligns with the surrounding business environment.

Compliance with Legislative Framework

Floor Space Ratio (FSR)

- The site has an FSR of 4.5:1 under the CBLEP 2023.
- The existing floor area of 89.5swm remains unchanged, ensuring compliance.
- The change of use does not alter site coverage, bulk, or scale.

Building Height

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

Setbacks and Streetscape

- The building retains its existing setbacks, maintaining consistency with the surrounding commercial character.
- The proposal preserves the active street frontage, reinforcing the pedestrian-friendly environment.

Waste Management

- A dedicated waste storage area will be provided, complying with Canterbury-Bankstown Council's waste management requirements for health consulting rooms.
- The business will implement proper disposal procedures for medical waste, in line with NSW Health Regulations.

Parking

- Under the Canterbury-Bankstown DCP 2023, the parking requirement for health consulting rooms is three spaces per practitioner.
- The site benefits from existing parking availability, including extensive free public parking facilities across the road and nearby plus strong pedestrian access.

- Given the city centre location and accessibility to public transport, a reduced reliance on on-site parking is justified.

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 will be configured to support consultation rooms, waiting areas, and administrative spaces with compliance to the Building Code of Australia (BCA).
- The fit-out will meet acoustic standards, ensuring privacy and minimal disruption to adjacent businesses.
- The signage proposal will comply with Canterbury-Bankstown DCP 2023 (Chapter 3.6 – Signs), maintaining the professional and commercial character of the area.

The proposed specialist consultation room at Suite G.03, Civic Tower, 66-72 Rickard Road, Bankstown, is highly suitable given its strategic location, existing commercial nature and compliance with planning controls. The proposal will strengthen professional health services in the Bankstown CBD, enhance pedestrian engagement and align with Canterbury-Bankstown Council's strategic vision for the area.

Compliance with Active Street Frontage Controls

The Canterbury-Bankstown LEP 2023 requires that developments within designated active street frontage areas promote pedestrian activity and maintain visual and physical engagement with the public domain. The proposal meets these objectives through the following:

- Retention of a highly visible shopfront – The consulting room occupies a ground-floor commercial tenancy with direct frontage to Rickard Road, ensuring continued engagement with pedestrian traffic.
- Clear glazing and transparency – The existing glazed facade will be retained, allowing for passive surveillance and maintaining an open, accessible streetscape appearance.
- Pedestrian-oriented entry design – The main entrance opens directly onto the public footpath, maintaining ease of access for visitors and ensuring compliance with active frontage principles.
- No alterations reducing visibility – The fit-out will be designed to ensure no loss of visual connection between the tenancy and the public domain.

Consistency with Surrounding Commercial Uses

The Rickard Road precinct hosts a mix of healthcare, professional services and retail businesses, many of which comply with active frontage requirements. The proposed health consulting room will integrate within this streetscape by:

- Providing a professional service that attracts regular visitors throughout the day for continued foot traffic.
- Maintaining an open and welcoming entry, consistent with the modern commercial presentation of surrounding tenancies.
- Complementing adjacent businesses, particularly other health-related services within 66 Rickard Road, reinforcing the area's role as a hub for medical and professional services.

PRECEDENCE

The proposed change of use from a commercial premises to a health consulting room (specialist consultation room) aligns with the established pattern of medical and health-related services within the Rickard Road commercial precinct.

The locality features a high concentration of medical, allied health and specialist consulting services, reinforcing the demand for professional healthcare providers within this part of Bankstown's city centre.

Established Health and Medical Services in Close Proximity to the Subject Site

- BreastScreen NSW – 66 Rickard Road, Bankstown – Specialist breast cancer screening and diagnostic service.
- Australian Hearing Services – 66 Rickard Road, Bankstown – Government-supported hearing care provider.
- PsychCentral – 66 Rickard Road, Bankstown – Psychology and mental health services for individuals and families.
- Enaya NDIS Provider – 66 Rickard Road, Bankstown – Disability and support services under the NDIS.
- Bankstown GP Division – 66 Rickard Road, Bankstown – General practice support and coordination services.
- Rickard Road Medical Centre – 41 Rickard Road, Bankstown – Comprehensive general medical practice with multiple GPs.
- Bankstown Medical & Dental Centre – 67 Rickard Road, Bankstown – Large-scale medical and dental facility offering a range of health services.

The Canterbury-Bankstown LEP 2023 zones the site as E2 Commercial Centre, which encourages a mix of professional services, commercial businesses and active street frontages. The existing concentration of health and allied medical services in the immediate

vicinity demonstrates a clear demand for such facilities, making the proposed health consulting room highly compatible with the precinct's established land use pattern.

The presence of similar businesses along Rickard Road further supports the suitability of this location for specialist consulting rooms. The proposal will strengthen the availability of healthcare services in the area, complementing existing medical practices and improving patient accessibility to professional health services within Bankstown's commercial core.

CONCLUSION AND RECOMMENDATIONS

The proposed change of use from a commercial premises to a health consulting room (specialist consultation room) at Suite G.03, Civic Tower, 66-72 Rickard Road, Bankstown represents a logical and beneficial addition to the Bankstown city centre.

The proposal aligns with the planning objectives of the Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023, supporting professional services, economic activity and active street frontages within the E2 Commercial Centre zone.

The design and operational layout of the proposed health consulting room ensure compatibility with the existing commercial character of the precinct while maintaining compliance with zoning, parking, waste management and accessibility requirements.

The established precedence of medical and health-related services in the immediate vicinity, including BreastScreen NSW, Australian Hearing Services, PsychCentral and Bankstown Medical & Dental Centre further supports the suitability of this development within the precinct.

The proposal will enhance Bankstown's role as a regional hub for professional and health services, improve access to specialist healthcare and contribute to the ongoing vibrancy of the city centre.

Given the proposal's compliance with applicable planning instruments, its alignment with the established professional services landscape and its positive contribution to the Bankstown locality, it is requested that Canterbury-Bankstown Council grant development consent for this application.