



# ECOTEC DESIGNS

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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Prepared for Canterbury-Bankstown Council**

**430 Hume Highway, Yagoona**

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## 1. Introduction

This statement of Environmental Effects has been prepared to accompany a Development application to Canterbury-Bankstown Council seeking consent for the proposed change of use to an existing commercial property located at 430 Hume highway, Yagoona as per council letter and order dated 10<sup>th</sup> of March 2025

This statement of environmental effects is intended to assist Canterbury-Bankstown Council in its determination of the proposed development by providing an assessment of the proposed development and to assess the likely impact on the surrounding environment in accordance with the provisions of Section 79C of the Environmental Planning & Assessment (EP&A) Act, 1979.

This statement is presented into five sections including a site and context analysis; a description of the proposed development; an environmental planning assessment; and a conclusion.

## 2. Site Content

### 2.1 The Site

The subject site comprises of an existing commercial allotment and is situated along Hume highway. The site is a rectangular shaped block with a streetscape frontage to Hume highway and a rear service lane.

The site does not contain any trees of significance growth and maturity within the rear although is within the area subject zone of works although the tree is not included under Council tree preservation order.

The site is a single lot and is legally identified as Lot 9 | D.P 655548

The subject dwelling has not been identified as being of heritage significance nor is site situated within a heritage conservation area. The current zoning of the site as defined in Canterbury-Bankstown Council Local Environmental Plan 2023 is B2 Local Centre



Figure 1: Ariel View of subject site.

## 2.2 Existing Site Conditions

430 Hume Highway, Yagoona consists of an existing single storey retail and commercial premises. Existing vehicular access is maintained through via an existing vehicular crossing off the rear Street Lane with a driveway in the rear setback area.

The subject site is not constrained by acid sulphate soils. The site has a history of residential use and there is nothing on site that would indicate of potential site contamination pursuant to SEPP 55 Remediation of Land.



Figure 2: Streetscape View of subject site.

## 2.3 Character of the Locality

Existing development in the immediate vicinity consists of single and two storey commercial premises with shop top housing. Therefore, the Character can be defined as both traditional and new large commercial premises which contribute to the overall character of the area.

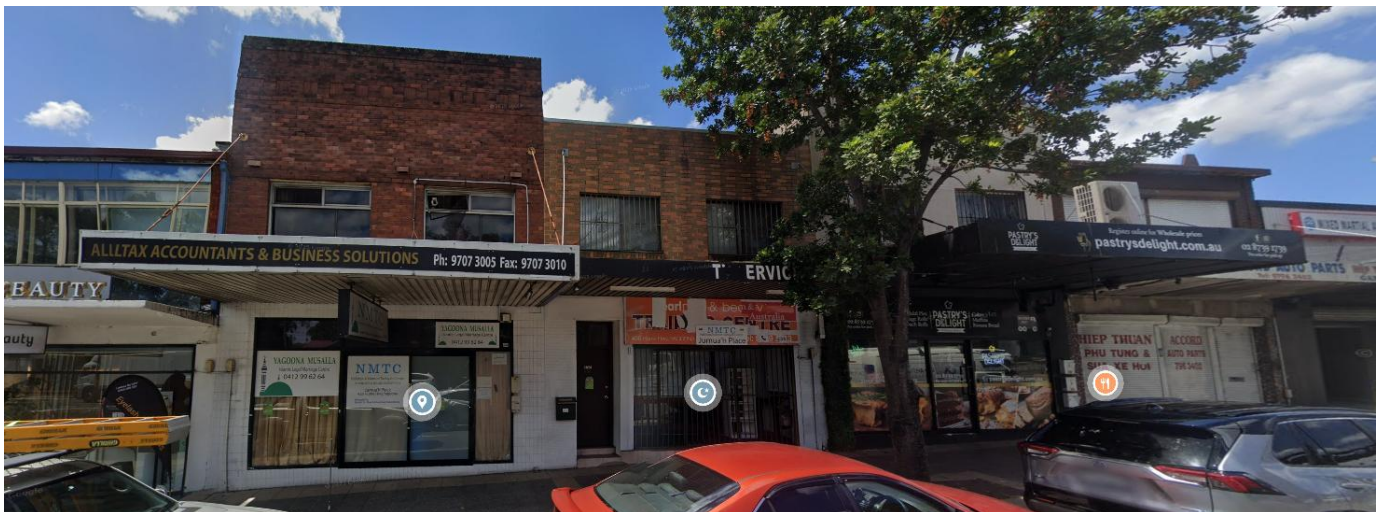


Figure 3: Adjacent View from subject site.

### **3. Proposed Development**

#### **3.1 Proposed Development**

The proposal involves a development application to alter the existing commercial space by lodging a change of use application to permit a printing and signage shop. No physical demolition or alteration to existing structure of the building nor physical works proposed.

The design intent of the proposed development is described below.

- 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.

#### **3.2 Parking, Access & Transport**

The proposal has been designed without compromising existing parking spaces in the form of open car space within the property. Vehicular access is clearly visible from the street and will not compromise pedestrian safety. There is also sufficient sight distances available to view oncoming vehicles and pedestrians along the footpath as well as the street being a no through road.

The subject site has limited access to public transport with bus services operating frequently along nearby Roads and located less than a 15 minute walking distance from site and yagona train station.

A public council car park is also located adjacent to the site which can easily service the subject site

#### **3.3 Waste Management**

A Waste management plan accompanies the development application, which covers the waste management procedure of demolition and construction.

With regard to ongoing waste management, the building is to maintain the existing provided one general household waste, recycling, and greenwaste bins, which will be stored at the rear of each dwelling and wheeled weekly to the street on the designated waste collection day.

A detailed Construction Management Plan will be submitted with the Construction Certificate Application to deal with demolition and construction waste management.

## **4. Environmental Planning Assessment**

### **4.1 Preface**

The following provides an assessment of the proposed development against Section 79C of the EP&A Act, 1979.

### **4.2 Statutory Compliance**

The relevant matters for consideration under Section 79C(1)(a) of the EP&A Act, 1979, are described below. The primary statutory document that relates to the subject site and the proposed development is Canterbury-Bankstown Local Environmental Plan (LEP) 2023 . Canterbury-Bankstown Development Control Plan (DCP) 2023 is a non-statutory plan and is intended as a guideline to assessing proposed development. The relevant provisions of these documents and other relevant planning controls are summarized below.

### **4.3 SEPP No.55 – Remediation of Land**

This State Environmental Planning Policy (SEPP) was gazette on 28 August 1989 and applies to the State of NSW. It introduces planning controls for the remediation of contaminated land and requires stage investigations to be made if land is found to be potentially contaminated.

Having liaised with Council’s Planning Department regarding a historical search of previous approvals on the subject site and adjacent properties, it is considered that there is no reason to suspect that the subject site contains contamination as the site has been used as residential since the land was first subdivided.

### **4.4 SEPP Building Sustainability Index: BASIX 2004**

SEPP - Building Sustainability Index: BASIX commenced on 1 July 2004 and applies to all residential land in NSW. The aims of the Policy as set out in part 3 of the policy, states Regulations under the Act have established a scheme to encourage sustainable residential development under which applications for certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out.

A BASIX Certificate is not required therefor not submitted with this application under a separate cover.

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

*Canterbury-Bankstown LEP 2023* was published on the Legislation Website on the 23rd of July 2023. The aims are.

This Plan aims to make local environmental planning provisions for land in The Hills in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

The particular aims of this Plan are as follows—

(1) This Plan aims to make local environmental planning provisions for land in Canterbury-Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown,

(b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown,

(c) to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown,

(d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,

(e) to restrict development on land that is sensitive to urban and natural hazards,

(f) to provide a range of residential accommodation to meet the changing needs of the population,

(g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas,

(h) to create vibrant town centres by focusing employment and residential uses around existing centres and public transport,

(i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown,

(j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,

(k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,

(l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,

(m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,

(n) to ensure development is accompanied by appropriate infrastructure,

(o) to promote ecologically sustainable development.

Under the LEP the subject site is located within B2 Local Centre

The proposal is considered to comply with the relevant objectives of the zone. The proposal represents an appropriate form of low-density housing which contributes to the existing housing stock within the area. The proposal is described as a new construction dwelling houses which is defined within the LEP as follows:

Council LEP will ensure the provision of the proposal to the dwelling meet the following:

- 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.

## **5. Conclusion**

The proposed development has been assessed in accordance with the provisions of Section 79C of the Environmental Planning & Assessment Act, 1979 and Council's planning instruments.

The proposal is permissible in Zone B2 Local Centre and responds positively to the circumstances of the site and its context and the provisions of Councils planning framework.

The proposal is that the site proposal has met the zoning requirements of B2 Local Centre zone which is consistent with the neighboring lots and local vicinity of the area.

The proposed development is considered to be of an appropriate form of development and is consistent with the aims and objectives of the Canterbury-Bankstown *LEP 2023* and other relevant controls within Canterbury-Bankstown DCP 2012.

The proposed development has no external or internal design changes and will remain sympathetic with the surrounding character. The site is considered suitable for the proposed form of commercial accommodation resulting in minimal environmental, social or economic impacts to the environment.

The proposal is respectful of the amenity of neighboring commercial properties and will provide a high level of commercial amenity to future occupants.

The proposal is in the public interest and therefore Council approval is warranted.