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# STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 26 March 2025

Reference No. 21VSR

Revision No. A

Subject Site:  
21 Vega Street, Revesby

Prepared on behalf of:  
Construct Design & Building Group

Proposal:  
Change of use of an existing dwelling to a community facility including alterations and additions and construction of an awning at the rear.



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## TABLE OF CONTENTS

1. EXECUTIVE SUMMARY .....	5
2. SITE DETAILS .....	6
2.1 Site Identification .....	6
2.2 Site Dimensions .....	6
2.3 Existing Development .....	6
2.4 Topography .....	6
2.5 Zoning and Surrounding Development .....	6
2.6 Development History .....	6
3. DESCRIPTION OF PROPOSAL .....	8
3.1 Overall Operation .....	8
3.2 Alterations and Additions and Layout of the Usage .....	8
3.3 Services .....	8
3.4 Maximum Number of Users .....	8
3.5 Hours of Operation .....	8
4. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A Act) .....	10
4.1 Application of other Acts (Section 1.7) .....	10
4.2 Integrated Development - Section 4.46 and 4.47(2) .....	10
5. STATE ENVIRONMENTAL PLANNING INSTRUMENTS - Section 4.15(1)(a)(i) .....	12
5.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021 .....	12
5.2 State Environmental Planning Policy (Resilience and Hazards) 2021 .....	13
6. LOCAL PLANNING INSTRUMENTS – Canterbury - Bankstown LOCAL ENVIRONMENTAL PLAN 2023 (CBLEP 2023) – Section 4.15(1)(a)(i) .....	15
6.1 Part 2 Permitted or prohibited development .....	15
6.1.1 Zoning and permissibility .....	15
6.1.2 Objectives of the zone .....	16
6.2 Part 4 Principal development standards .....	16
6.2.1 Clause 4.3 - Height of Buildings .....	16
6.2.2 Clause 4.4 – Floor Space Ratio .....	16
6.3 Part 5 Miscellaneous Provisions .....	16
6.4 Part 6 Additional Local Provisions .....	17
6.4.2 Clause 6.3- Stormwater management and water sensitive urban design .....	17
6.4.3 Clause 6.9 – Essential Services .....	17
6.5 Schedule 1 .....	17
7. ANY PROPOSED ENVIRONMENTAL PLANNING INSTRUMENT - Section 4.15(1)(a)(ii) .....	17
8. DEVELOPMENT CONTROL PLAN - Section 4.15(1)(a)(iii) .....	18



8.1 Canterbury- Bankstown Development Control Plan 2023 (CBDCP 2023).....	18
8.2 Merit Considerations .....	21
9. PLANNING AGREEMENTS - Section 4.15(1)(a)(iia) .....	23
10.ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2021 – Section 4.15(1)(iv)	23
11.ANY LIKELY NATURAL OR BUILT ENVIRONMENT IMPACT OR SOCIAL AND ECONOMIC IMPACT – Section 4.15(1)(b) .....	23
11.1 Natural Environment.....	23
11.2 Built Environment .....	23
11.3 Social Impact .....	23
11.4 Economic Impact .....	24
12.SITE SUITABILITY - Section 4.15(1)(c).....	25
13.SUBMISSIONS - Section 4.15(1)(d).....	25
14.PUBLIC INTEREST - Section 4.15(1)(e).....	25
15.CONCLUSION .....	26

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## 1. EXECUTIVE SUMMARY

This Statement of Environmental Effects has been commissioned on behalf of Construct Design & Building Group and serves as an integral component of the Development Application submitted to the City of Canterbury Bankstown Council ("Council") seeking development consent for the change of use of an existing dwelling to a community facility including alterations and additions and construction of an awning at the rear on land at 21 Vega Street, Revesby.

The purpose of this report is to provide comprehensive support for the application seeking development consent and should be read in conjunction with all associated documentation submitted with the development application.

The proposed is development requiring development consent pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979*. This statement is made in accordance prescribed application requirements as outlined by the Planning Secretary on the NSW Planning Portal and serves as a fundamental component of the application submitted to Council.

The application has been prepared in accordance with Part 3 of the *Environmental Planning and Assessment Regulation 2021* and this statement serves as a fundamental component of the application submitted to Council. This statement provides a comprehensive analysis within the framework of the *Environmental Planning and Assessment Act 1979*. The structure of this statement encompasses the following key components:

- **Site and context:** Details and examination of the site and its surrounding context.
- **Proposal details:** Detailed information regarding the proposed development.
- **Consideration of the relevant statutory provisions:** Provide an analysis of relevant statutory provisions applicable to the development.
- **Consideration of impacts:** Assist the consent authority in identifying any associated environmental impacts which could potentially arise from the development and address how those impacts are mitigated and/or achieve the objects of the relevant standard(s).
- **Recommendation:** Provide a recommendation for the proposed development to assist the consent authority in their determination of the application.

The development in our opinion represents an acceptable form of development that satisfies the intended objectives of the zone that is in harmony with the surrounding built and natural environment. The proposed neither is considered to unduly result in significant adverse material, environmental, social or economic impacts and is considered is suitable for the site. The proposed is not considered to raise any issues which would be contrary to the public interest and finally, it is recommended that a favourable determination be sought by Council.



## 2. SITE DETAILS

### 2.1 Site Identification

The subject site is located along the eastern side of and is legally described as Lot 46, Section E, in DP 1528 commonly known as 21 Vega Street, Revesby.

### 2.2 Site Dimensions

The subject site has an area of 1,012m<sup>2</sup>, is rectangular in shape and characterised as a standard lot. The subject site has a frontage of 15.23 metres to Vega Street, depths of 66.445 metres along the northern and southern boundaries and a width of 15.23 metres at the eastern rear boundary.

### 2.3 Existing Development

The existing land use on the subject site is to be used for residential accommodation and includes single storey dwelling house with a secondary dwelling and ancillary structures.

### 2.4 Topography

There are no notable topographical features of the site as the subject site is relatively flat with a minor fall of 850mm from the eastern corner (RL 12.45) to the southwestern corner (RL 11.60).

### 2.5 Zoning and Surrounding Development

The subject site is located within an R2 Low Density Residential zone under Canterbury - Bankstown Local Environmental Plan 2023 and is surrounded by a mix of residential developments each diverse in age, scale, intensity and architectural style within a domesticated landscaped setting.

### 2.6 Development History

There is no notable history associated with the subject site applicable to the proposed development.

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**Figure 1:** Aerial Photograph of Subject Site (Source: Mecon Mosaic).



**Figure 2:** Street view of subject site viewed from Vega Street (Source: Google Streetview).



### 3. DESCRIPTION OF PROPOSAL

The proposal seeks Council's Consent for change of use of an existing dwelling to a community facility including alterations and additions and construction of an awning at the rear. Details of the proposal are identified below.

#### 3.1 Overall Operation

The purpose of the facility is to provide comprehensive community services that cater to women and children of all ages and backgrounds, with a particular focus on supporting individuals from culturally and linguistically diverse backgrounds.

#### 3.2 Alterations and Additions and Layout of the Usage

The primary building is repurposed to feature a reception area, library, bathrooms, meeting room, lounge, kitchen and dining area, office, and laundry. The existing outbuildings at the rear serve as a secondary reception area, offices, and a multipurpose space.

The existing building will largely remain unchanged, with alterations and additions focused on the rear. These include three (3) additional bathrooms and an access ramp. Additionally, an awning will be constructed to accommodate a children's playground, a seating area, as well as a barbecue area.

#### 3.3 Services

The facility provides a range of services to support women and girls of all ages and backgrounds. These include (but not limited to) outreach support, educational workshops and programs, as well as activities that encourage connection and participation.

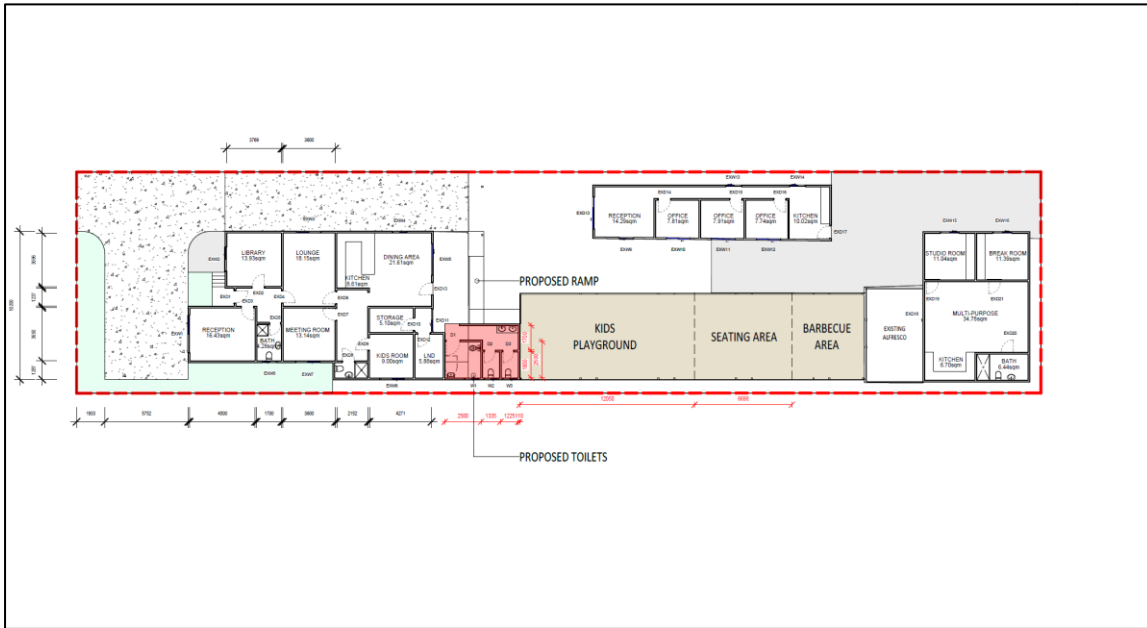
#### 3.4 Maximum Number of Users

The average number of the community facility users at any given time will typically range from five (5) up to 10 people.

#### 3.5 Hours of Operation

The typical hours of operation for the community facility are 9am – 5pm Monday to Friday. The facility will be closed on weekends and public holidays.





**Figure 3: Ground Floor Plan** (Source: Construct Design and Building Group)



**Figure 4: Perspective of proposed awning** (Source: Construct Design and Building Group)

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## 4. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A Act)

### 4.1 Application of other Acts (Section 1.7)

This section relates to how this Act interacts with the terrestrial and aquatic environments as governed by the *Biodiversity Conservation Act 2016* and *Fisheries Management Act 1994*. The following table below provides detail of the Acts and the developments applicability to being subject of those Acts.

Act	Part	Application
<a href="#">Biodiversity Conservation Act 2016</a>	Part 7	Not applicable. The proposal does not impact on any critical terrestrial habitat, species, flora or fauna with biodiversity significance.
<a href="#">Fisheries Management Act 1994</a>	Part 7A	Not applicable. The proposal does not impact on any critical aquatic habitat or species with aquatic biological significance.

### 4.2 Integrated Development - Section 4.46 and 4.47(2)

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more approvals. The following table below provides detail of other required approvals and if the development is subject of any of those approvals.

Act	Provision	Approval	Required
<a href="#">Coal Mine Subsidence Compensation Act 2017</a>	Section 22	Approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	No
<a href="#">Fisheries Management Act 1994</a>	Section 144	Aquaculture permit	No
	Section 201	Permit to carry out dredging or reclamation work	No
	Section 205	Permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	No
	Section 219	permit to—  (a) set a net, netting or other material, or  (b) construct or alter a dam, floodgate, causeway or weir, or  (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	No
<a href="#">Heritage Act 1977</a>	Section 58	Approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)	No
<a href="#">Mining Act 1992</a>	Sections 65 and 64	Grant of mining lease	No



<a href="#"><u>National Parks and Wildlife Act 1974</u></a>	Section 90	Grant of Aboriginal heritage impact permit	No
<a href="#"><u>Petroleum (Onshore) Act 1991</u></a>	Section 16	Grant of production lease	No
<a href="#"><u>Protection of the Environment Operations Act 1997</u></a>	Sections 43(a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	No
	Sections 43(b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a “waste activity” but including any activity described as a “waste facility”).	No
	Sections 43(d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	No
<a href="#"><u>Roads Act 1993</u></a>	Section 138	Consent to—  (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road.	No
<a href="#"><u>Rural Fires Act 1997</u></a>	Section 100B	Authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	No
<a href="#"><u>Water Management Act 2000</u></a>	Sections 89, 90 and 91	Water use approval, water management work approval or activity approval under Part 3 of Chapter 3	No

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## 5. STATE ENVIRONMENTAL PLANNING INSTRUMENTS - Section 4.15(1)(a)(i)

Below is a table listing the State Environmental Planning Policies (SEPPs) currently in force to allow for a clear determination of the policies chapters applicability to the subject proposal. Following the table, a discussion is also provided on the SEPPs and chapters that are pertinent to the subject development.

State Environmental Planning Policies (SEPPs)	Chapters Applicable
<b>Planning Systems 2021</b>	No Chapters directly apply to the proposal.
<b>Biodiversity and Conservation 2021</b>	<b>Chapter 2 Vegetation in non-rural areas.</b> <b>Chapter 6 Water catchments.</b>
<b>Sustainable Buildings 2022</b>	No Chapters directly apply to the proposal.
<b>Housing 2021</b>	No Chapters directly apply to the proposal.
<b>Industry and Employment 2021</b>	No Chapters directly apply to the proposal.
<b>Transport and Infrastructure 2021</b>	No Chapters directly apply to the proposal.
<b>Precincts—Eastern Harbour City 2021</b>	No Chapters directly apply to the proposal.
<b>Precincts—Central River City 2021</b>	No Chapters directly apply to the proposal.
<b>Precincts—Western Parkland City 2021</b>	No Chapters directly apply to the proposal.
<b>Precincts-Regional 2021</b>	No Chapters directly apply to the proposal.
<b>Resilience and Hazards 2021</b>	<b>Chapter 4 Remediation of land.</b>
<b>Resources and Energy 2021</b>	No Chapters directly apply to the proposal.
<b>Primary Production 2021</b>	No Chapters directly apply to the proposal.

### 5.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### Chapter 2 - Vegetation in non-rural areas

Chapter 2 aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. This Chapter applies to City Canterbury- Bankstown Council and on land zoned R2 Low Density Residential. The proposed development does not involve the removal of any trees from the site and does not impact on species with biodiversity value.

#### Chapter 6 - Water catchments

The subject land is located within the Georges River Catchment. This Chapter applies to the entirety of the Canterbury - Bankstown Local Government Area as such State Environmental Planning Policy (Biodiversity and Conservation) 2021- Chapter 6.

Provision	Comment
<b>Division 2 Controls on development generally</b>	
<b>Clause 6.6 - Water quality and quantity</b>	The development is a type that will not result in any adverse impacts on water quality entering the catchment and is considered to be as close as possible to neutral or beneficial.
<b>Clause 6.7 - Aquatic ecology</b>	The development is designed to have minimal direct, indirect, or cumulative adverse impacts on terrestrial, aquatic, or migratory animals or vegetation. The



Provision	Comment
	<p>development does not involve the clearing of riparian vegetation.</p> <p>No works are positioned within 40 metres from a waterway and controlled activity approvals under the <i>Water Management Act 2000</i> or a permit under the <i>Fisheries Management Act 1994</i> are not required as the development does not impact upon any aquatic ecology.</p> <p>The development is neither situated in proximity to coastal wetlands and littoral rainforests, thereby eliminating the risk of adverse impact on these environmentally sensitive areas. The development is not considered to result in an adverse impact upon aquatic ecology.</p>
<b>Clause 6.8 - Flooding</b>	The subject site is not identified as a flood control lot and consideration against Clause 6.8 is not deemed necessary.
<b>Clause 6.9 - Recreation and public access</b>	The development is located on private land and does not impact upon any area for recreation and public access.
<b>Clause 6.10 - Total catchment management</b>	The development is unlikely to contain an adverse impact toward the Georges River Catchment the downstream local government area, is not considered warranted.
<b>Division 3 Controls on development in specific areas</b>	
<b>Clause 6.11 - Land within 100m of natural waterbody</b>	Not applicable. The subject site is not within 100 metres of a waterbody.

## 5.2 State Environmental Planning Policy (Resilience and Hazards) 2021

### Chapter 4 - Remediation of land

Chapter 4 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment through:

- Specifying when consent is required, and when it is not required, for a remediation work.
- Specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- Requiring that a remediation work meet certain standards and notification requirements.

Pursuant to Clause 4.6 Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject site is zoned R2 Low Residential Density and has been historically used for residential purposes. The proposed is neither carried out on land to which is referred to in Table 1 of the Contaminated Land Planning Guidelines as being or is known to have



been land subject of contamination or within close proximity to any known contaminated land. As such, there is nothing to indicate that the site would be affected by soil contamination.

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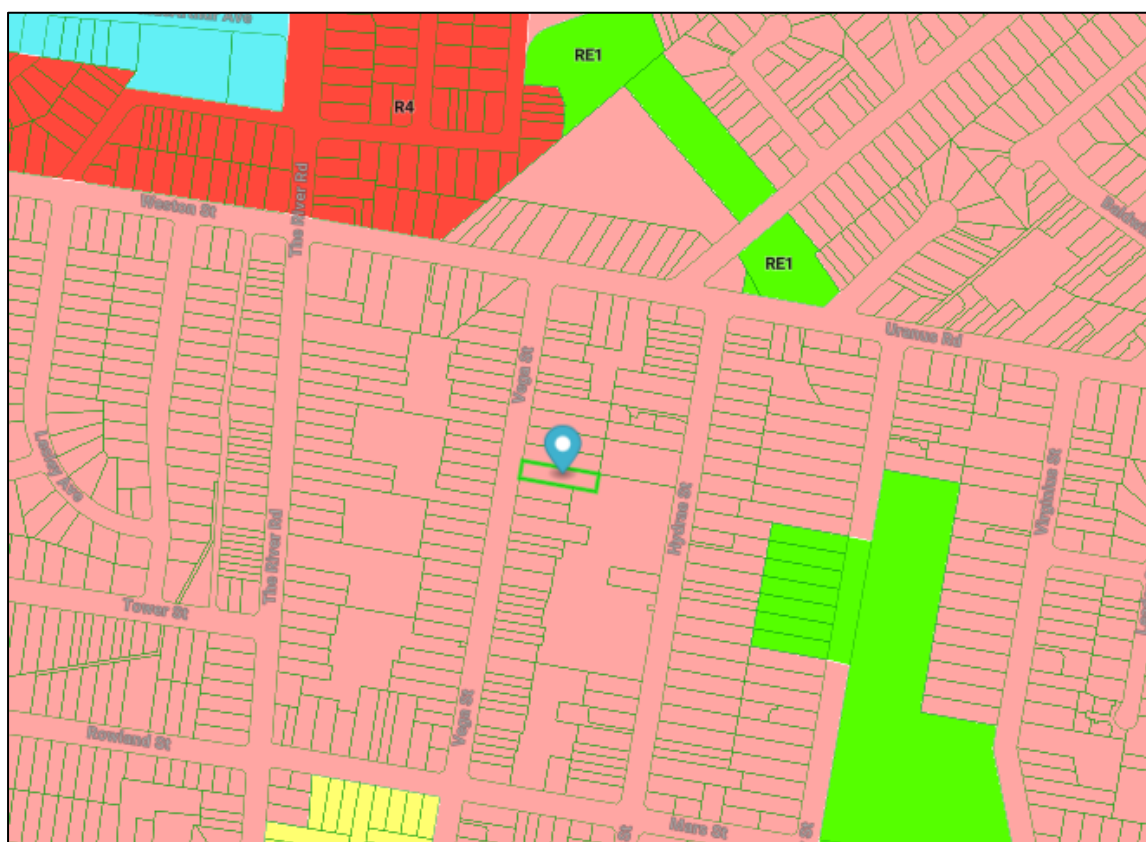
## 6. LOCAL PLANNING INSTRUMENTS – Canterbury - Bankstown LOCAL ENVIRONMENTAL PLAN 2023 (CBLEP 2023) – Section 4.15(1)(a)(i)

CBLEP 2023 is the relevant Local Environmental Planning Instrument applicable to the subject site. The following below provides commentary of the relevant Parts, Development Standards and Controls contained within CBLEP 2023 which are applicable to the subject proposal.

### 6.1 Part 2 Permitted or prohibited development

#### 6.1.1 Zoning and permissibility

<b>Zoning</b>	R2 Low Density Residential
<b>Proposed land use:</b>	Community Facility
<b>Permissibility:</b>	Permissible Land Use
<b>Definition of land use:</b>	<p><b>community facility</b> means a building or place—</p> <p>(a) owned or controlled by a public authority or non-profit community organisation, and</p> <p>(b) used for the physical, social, cultural or intellectual development or welfare of the community,</p> <p>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</p>



**Figure 5:** Land zoning demonstrating the site is located within an R2 zone (Source: Mecone Mosaic).

### 6.1.2 Objectives of the zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed community facility offers essential support services within a low density residential setting, without compromising the residential character of the area. The facility is a low impact, non-residential use that is compatible within the low density environment and does not result in significant impacts. The modest scale of the usage and community focused purpose contribute positively to local amenity and ensures a harmonious integration with adjoining land uses.

## 6.2 Part 4 Principal development standards

### 6.2.1 Clause 4.3 - Height of Buildings

Pursuant to Clause 4.3(2), the maximum height of buildings is limited to a height limit of 9 metres. The proposed does not seek to alter the existing building height of the building and is limited to a change of use. The addition of the awning neither results in a building height that is greater than 9 metres in height.

### 6.2.2 Clause 4.4 – Floor Space Ratio

Pursuant to Clause 4.4(2B)(a)(i) the maximum permissible FSR for a building used for non-residential purposes on land zoned R2 Low Density Residential identified in “Area 1” is limited to a maximum ratio of 0.40:1. The Gross Floor Area (GFA) of the usage has been reflected on the GFA calculations plans provided which illustrates that the GFA is 283.57m<sup>2</sup>, equating to an FSR of 0.28:1

## 6.3 Part 5 Miscellaneous Provisions

There are no provisions contained within Part 5 which are applicable to the proposed development.



## **6.4 Part 6 Additional Local Provisions**

### **6.4.1 Clause 6.1 - Acid sulfate soils**

The site is categorised as Acid Sulfate Soils (Class 5), which pertains to areas within 500 metres of nearby Class 1, 2, 3, or 4 lands that are below 5 metres Australian Height Datum (AHD) and where the water table is likely to be lowered 1 metre AHD in proximity to Class 1, 2, 3, or 4 lands.

Clause 6.1 (5) mandates the preparation of an acid sulfate soils management plan following the Acid Sulfate Soils Manual for proposed works. However, since no works are below 5 metres AHD or involve works which will lower the water table below 1 metre AHD, a soil management plan is not deemed unnecessary. The likelihood of the proposal causing disruption, exposure, or drainage of acid sulfate soils leading to environmental harm is unlikely.

### **6.4.2 Clause 6.3- Stormwater management and water sensitive urban design**

The proposal has been designed to minimise and mitigate impact through maintaining sufficient landscaping and deep soil to maximise the use of permeable surfaces throughout the site. It is considered that the development will not result in significant adverse impacts of stormwater runoff on adjoining properties. The stormwater system for the development will connect and discharge to the existing stormwater system.

### **6.4.3 Clause 6.9 – Essential Services**

The site is already serviced with essential infrastructure, including water, electricity including sewage disposal and development will continue to utilise the existing infrastructure. Suitable vehicular access is maintained via the existing access point on Vega Street. As such, the proposal is considered to be consistent with the provisions of Clause 6.9.

## **6.5 Schedule 1**

There are no additional permitted uses associated with the subject site.

## **7. ANY PROPOSED ENVIRONMENTAL PLANNING INSTRUMENT - Section 4.15(1)(a)(ii)**

There is no relevant draft EPI, Planning Proposal or Plan relevant to the proposed development.



## 8. DEVELOPMENT CONTROL PLAN - Section 4.15(1)(a)(iii)

### 8.1 Canterbury- Bankstown Development Control Plan 2023 (CBDCP 2023)

The proposed development is subject to the provisions of Canterbury Bankstown Development Control Plan 2023 (CBDCP 2023). The following table below provides commentary of the development's performance against the relevant applicable controls contained within CBDCP 2023.

**\*Note:** Pursuant to Section 4.15(3A)(a) of the EP&A Act 1979 if a Development Control Plan sets specific standards for an aspect of a proposed development and the proposed meets those standards, the consent authority cannot impose stricter requirements for that aspect of the development.

CBDCP 2023	Comment
<b>General requirements - Parking</b>	
<b>Off-street parking rates</b>	
Off-Street Parking Rates	<p>There are no specific provisions and controls regarding off street parking requirements for community facilities. Therefore, a parking study has been provided in the submitted Traffic Report. The study finds that the proposal, operating similarly to a hostel, aligns with SEPP guidelines recommending one (1) parking space per 10 beds.</p> <p>With three (3) bedrooms accommodating up to nine (9) beds, only one (1) space is required for residents. An additional three (3) spaces are needed for staff (administration desk and three (3) offices), resulting in an estimated total of four (4) parking spaces.</p> <p>The development provides four (4) on-site tandem parking spaces, meeting the projected demand. A shortfall is not expected, as users are primarily vulnerable women and children who typically do not own vehicles and rely on public transport. On-site parking will be reserved for staff and essential visitors, minimising pressure on street parking.</p>
<b>Design and layout</b>	
Parking location	<p>Vehicle access to the site will remain from Vega Street, maintaining the existing entry point. The access point is located to minimise traffic disruptions and enhance safety, situated at a safe distance from the nearest intersections.</p> <p>The entry to car parking is not close to intersections, on crest or curves and an adequate sight distance and clear view is provided for drivers entering and leaving the parking.</p> <p>As per the Traffic &amp; Parking Impact Assessment Report prepared by Greys, the proposed car park dimensions and the driveway are comply with AS 2890.1-2004 requirements.</p>
Alternate parking arrangements - Council may consider tandem parking in the following situations:	Refer to <b>Section 8.2.1</b> below.



CBDCP 2023	Comment
<p>(a) Industrial development where the users of the car parking will almost all be employees.</p> <p>(b) High density residential flat buildings, shop top housing and mixed-use development if the parking users reside in the same dwelling or the employees work in the same premises.</p> <p>(c) Tandem parking for a maximum of two vehicles is permissible in dwelling houses, dual occupancies, attached dwellings, secondary dwellings, semidetached dwellings, multi dwelling housing and multi dwelling housing (terraces) if the parking users reside in the same dwelling.</p>	
Tandem parking is not permitted where a high proportion of the users of the car park are visitors or customers.	The tandem car parking spaces are not used by a high proportion of visitors to the centre.
Access driveway width and design	The parking dimensions and driveway design comply with the requirements of AS 2890.1-2004. Adequate access is provided via the existing 5 metre wide driveway, ensuring safe and functional vehicle entry and exit to the site.
Pedestrian access	A separate pedestrian access is provided for as well as an access disability ramp from the rear as a secondary entrance for disabled people.
Visitor parking	Refer to <b>Section 8.2.1</b> below.
<b>General Requirements – Waste Management</b>	
<u>Comment:</u> Details of Waste Management are detailed in the Waste Management Plan submitted with the application.	
<b>Non-Residential Land Uses in Residential Zones</b>	
<b>Other Non-Residential Development</b>	
<b><i>In determining development applications that relate to land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential, Council must take into consideration the following matters:</i></b>	
Whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone.	The proposed change of use converts the existing dwelling into a community facility with minimal alterations to the existing built form. The additions associated with the development are situated at the rear of the building. These changes do not significantly alter the buildings existing form or visual presentation, ensuring that the architectural and aesthetic character of Vega Street remains largely unchanged.



CBDCP 2023	Comment
	The additional structures are generally typical of residential developments and are compatible within a residential environment. As a result, the overall development maintains compatibility with the height, scale, siting and character of the area, complementing rather than contradicting the prevailing character of Vega Street.
Whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development.	The proposal does not include any goods, plants, or equipment that require screening.
Whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the midwinter solstice.	The proposal involves a change of use and additions to the rear of the existing building. The primary built form will remain largely unchanged, ensuring that the development does not impact solar access to adjoining properties.
Whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;	<p>The submitted Acoustic Report provides a comprehensive assessment of operational noise associated with the proposed use. It considers existing equipment such as air condenser units, as well as anticipated noise levels from car engine ignition, vehicle movement along the driveway, doors opening and closing, and general patron activity.</p> <p>Operational noise levels have been assessed against the relevant Noise Policy for Industry (NPfI) criteria and are expected to comply, subject to the implementation of the recommended noise control measures outlined in the report.</p>
Whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.	The existing windows are located close to ground level which does not consist of an FFL which results in overlooking. The existing boundary fencing is also sufficient to conceal any privacy impacts to adjoining properties.
<b>Site Facilities</b>	
Building design (utilities and building services)	The location of existing utilities has been reflected on the plans which are concealed from public view. There are no additional utilities or building services to require further concealment.



## 8.2 Merit Considerations

Where strict compliance has not been achieved with CBDP 2023, pursuant to Section 4.15(3A)(b) of the EP&A Act 1979, flexibility is sought from the Council in determining whether a reasonable alternative solution that achieves the objectives is provided by the proposed development. These matters are discussed below.

### 8.2.1 Chapter 3 – General Requirements, Part 3.2 Parking, Section 3 – Design and Layout.

#### Alternate parking arrangements & Visitor Parking:

The proposal involves alterations and additions to an existing dwelling house, along with a change of use to a community facility. The existing built form will largely remain unchanged, and vehicle access will continue to be provided from Vega Street, using the existing driveway and crossover.

Given the nature and scale of the development and the constraints imposed by the existing building footprint and orientation, it would be unreasonable to require alterations to the built form purely to accommodate additional parking or a different layout.

Due to these physical constraints, a tandem parking arrangement is the only feasible and practical solution. The proposal includes four (4) on-site parking spaces to be shared between staff and essential visitors. These spaces are located on the side of the building and accessible via a dedicated pedestrian walkway, ensuring clear and safe movement to and from the facility. The facility is expected to accommodate a maximum of ten people at any one time during standard operating hours (9am to 5pm) and the limited scale of activity reduces the need for extensive on-site parking.

In addition, the facility is intended to support women in need, particularly those from socioeconomically disadvantaged backgrounds, including individuals seeking support services. As a result, the majority of users are unlikely to own or regularly travel by private vehicle. Public and active transport modes are expected to be the primary means of access, contributing to a lower parking demand and supporting more sustainable and inclusive transport choices.

The proposed parking arrangement functions efficiently and safely within the constraints of the site, thereby meeting Objective O1. The arrangement allows for direct vehicle access, appropriate turning movements and a logical layout that minimises potential conflict between vehicles and pedestrians. Objective O2 is also satisfied, as the tandem configuration enables efficient internal vehicular circulation and maintains a clear, safe connection with Vega Street, the external traffic network.

Further, the development achieves Objective O3 by allowing a balance between providing sufficient parking for the facilities intended users, preserving the visual amenity of the site and ensuring safe pedestrian access through a clearly defined and unobstructed walkway.



While the number of available parking spaces is limited by the sites existing conditions, the proposed responds to the actual operational needs of the facility. It avoids unnecessary and unreasonable modification to the existing built form, while delivering a layout that is functional, safe and aligned with the controls objectives. Given the anticipated low parking demand and nature of the users, the proposed parking arrangements are considered acceptable and unlikely to result in any adverse impacts. The proposal is therefore reasonable and can be supported on merit.

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## **9. PLANNING AGREEMENTS - Section 4.15(1)(a)(iia)**

There is no planning agreement being entered into as part of this application.

## **10. ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2021 – Section 4.15(1)(iv)**

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning, Industry and Environment and others. The Regulation provides standard and relevant Conditions (i.e Compliance with the BCA/NCC, Australian Standards, Section 7.11/7.12 Contributions etc...) which the Consent Authority must impose when issuing Development Consent. These Conditions will be implemented upon the issue of Development Consent.

## **11. ANY LIKELY NATURAL OR BUILT ENVIRONMENT IMPACT OR SOCIAL AND ECONOMIC IMPACT – Section 4.15(1)(b)**

### **11.1 Natural Environment**

The proposed development is located in a well-established residential environment on an allotment with appropriate zoning for the proposed development. The proposed is designed to operate at a domestic scale which does not result in unreasonable acoustic or air pollution. The design, location and siting of the building is orientated to maximise solar access and include sustainable measures for water and energy consumption. Overall, the proposal is designed to mitigate any potential impacts on the natural environment.

### **11.2 Built Environment**

The proposed development is predominantly designed and sited in accordance with the relevant built form controls, compatible with the existing streetscape patterns and achieves the desired future character of the area. Where the development has not demonstrated compliance with those controls, the relevant objectives are achieved, and impact is mitigated and minimised where practical. Overall, as demonstrated in this statement, it is unlikely that the development will consist of an adverse impact on the built environment.

### **11.3 Social Impact**

The proposed community facility will deliver a positive social outcome by providing a safe and supportive environment for women experiencing vulnerability or disadvantage. The centre will offer access to essential services and resources in a setting that is local, familiar and accessible, which is particularly important for those seeking stability and support. The centre promotes social inclusion and empowerment whilst contributing to the broader public interest and enhances community wellbeing.



## 11.4 Economic Impact

No adverse negative economic impacts are likely to result from the development. The development is likely to contribute to a range of economic benefits such as generation of local jobs, utilise existing infrastructure and services and encourage the use of local business and local economy.

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## 12. SITE SUITABILITY - Section 4.15(1)(c)

The subject site is appropriately zoned for the development and the development is considered to satisfy the relevant built form development standards, controls and objectives. The development neither is considered to result in adverse material, environmental, social or economic impacts. Therefore, it is considered that the development is suitable for the site.

## 13. SUBMISSIONS - Section 4.15(1)(d)

Any submissions received as a result on notification of the Development Application will be considered by the consent authority.

## 14. PUBLIC INTEREST - Section 4.15(1)(e)

The public interest is best serviced by the consistent application of the relevant statutory requirements which ensures the consent authority that any adverse effects arising from development are minimised. Having regard to the proposed developments performance against the applicable statutory provisions and policies, the proposal is not considered to raise any issues that would be contrary to the public interest.

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## 15. CONCLUSION

After consideration of the development against Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the pertinent statutory provisions, the proposed development is considered to be reasonable and appropriate for the site and within its specific context.

The subject site is appropriately zoned for the development and the development is considered to satisfy the relevant built form development standards, controls and associated objectives. The development neither is considered to result in adverse material, environmental, social or economic impacts.

On balance, the proposal is considered suitable for the site and not contrary to the public interest and therefore, it is recommended that Council as the consent authority pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent for the alterations and additions to the existing dwelling, construction of an awning at the rear of the site and change of use from a dwelling house to a community facility on land at 21 Vega Street, Revesby.

**Statement prepared by Polaris Planning and Development.**



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