



## Statement of Environmental Effects

21 Arthur Street, Bankstown NSW 2200, Australia

Proposed Home Business/home Occupation



## OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Canterbury-Bankstown Council for the proposed home business/home occupation located at 21 Arthur Street, Bankstown NSW 2200, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Canterbury-Bankstown Local Environmental Plan 2023*, and the *Canterbury-Bankstown Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

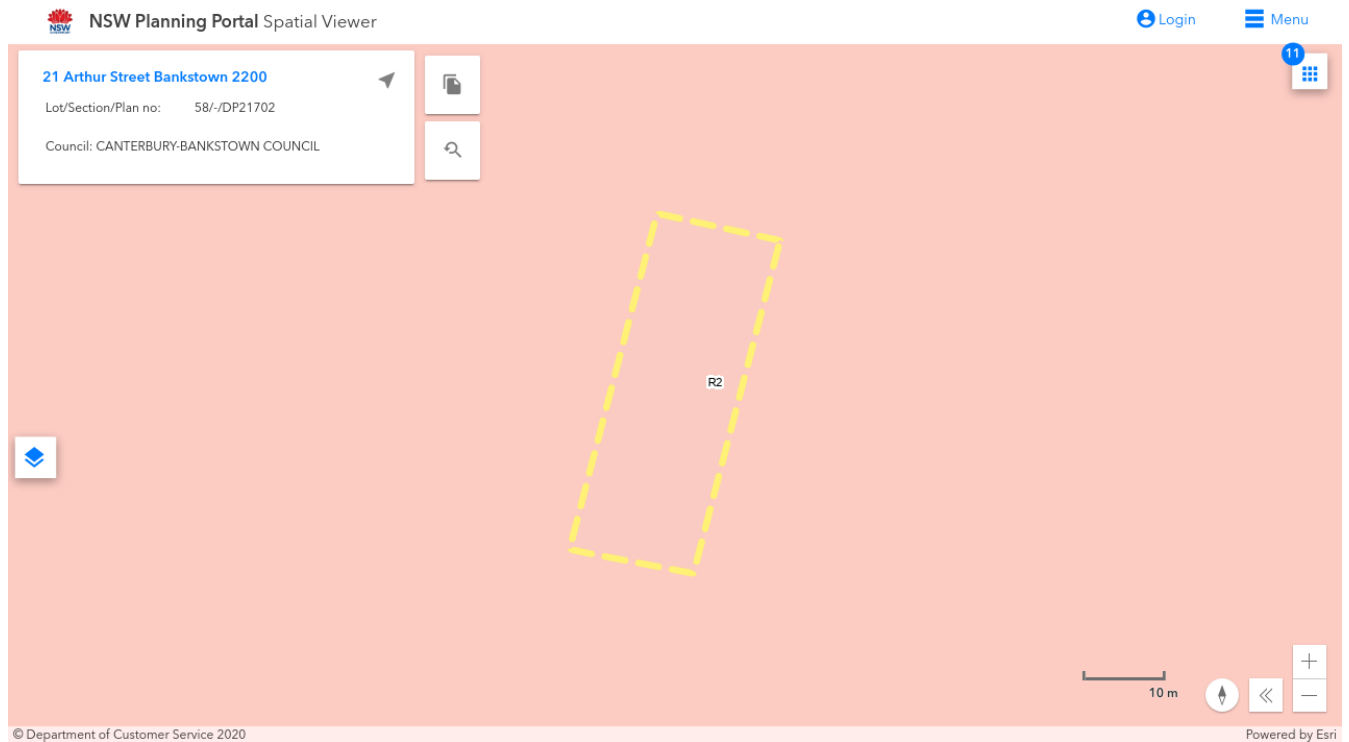
- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

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

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Home Business/home Occupation
PROPERTY	21 Arthur Street, Bankstown NSW 2200, Australia
	Lot/Section/Plan no: 58/-/DP21702
LOCAL GOVERNMENT AREA	Canterbury-Bankstown Council
CLIENT	AUDREY/ VAN LU
DATE	March 10, 2025
Project Number	AA399

## SITE ANALYSIS

**Figure 1:** The existing site plan of the Subject Site.



The property at 21 Arthur Street, Bankstown NSW 2200 is located in a suburban area close to Bankstown Central, a major shopping centre with excellent public transport links. The site is predominantly residential in character, making it suitable for the proposed home business occupation. The garage conversion into a nail salon is anticipated to have minimum impact on the surrounding community, given the nature of the proposed business.

**Zoning:** The site falls within a residential zone, suitable for home-based businesses under certain conditions, allowing for localised small-scale commercial activities that do not adversely affect the neighbourhood.

**Physical Characteristics:** The existing garage measures approximately 37 sqm, providing adequate space for a nail salon operation. The property includes an adjacent powder room to serve clients, which enhances its suitability for a home business environment. The surrounding area consists of low-density residential dwellings with landscaping typical of suburban settings.

**Environmental Considerations:** No significant environmental constraints are anticipated for the proposed home business. However, noise levels and waste disposal from client visits should be managed effectively to mitigate any potential impacts on neighbouring properties.

**Existing Structures:** The current structure includes a garage that is proposed for conversion into a nail salon. The property is equipped with a powder room that can be utilised by clients, ensuring compliance with health and safety regulations for the business operation, while preserving the primary residential function of the dwelling.

The conversion of the garage into a nail salon at 21 Arthur Street presents a viable opportunity for a home-based business that aligns with local planning policies. Careful consideration of operational impacts will ensure compatibility with the existing residential character of the area.

## SITE IMAGE

**Figure 2:** Six Map image of the Subject Site reflecting broader location



## LOCALITY ANALYSIS

21 Arthur Street, Bankstown NSW 2200 is situated in a suburban area close to Bankstown Central, offering a vibrant commercial hub. The locality benefits from a diverse residential community, contributing to its suitability for local business engagements.

**Surrounding Environment:** The surrounding environment is predominantly residential, featuring low to medium-density housing. The area is characterised by tree-lined streets and proximity to local parks, providing a pleasant living atmosphere. Additionally, Bankstown Central shopping centre enhances the neighbourhood, providing extensive shopping and dining options.

**Accessibility:** The site is well-connected through public transport, with Bankstown train station located a short distance away, offering frequent services. Local bus routes servicing Greater Western Sydney and

nearby suburbs further enhance accessibility. Moreover, the area is well linked by major roadways, facilitating easy vehicle access to and from the property.

**Amenities:** Key amenities include Bankstown Central, which houses a variety of retailers, eateries, and service providers. Essential services such as schools, medical facilities, and recreational parks are also readily accessible, catering to the needs of the local community and potential clients for the home business.

**Community Features:** The community is characterised by a mix of cultural backgrounds and demographics, contributing to a vibrant local culture. Regular community events and activities at the nearby shopping centre foster engagement among residents, while public events in local parks enhance community ties.

**Future Development Potential:** Future development potential in the area is promising, with ongoing urban renewal efforts aimed at enhancing local infrastructure and services. This could lead to increased demand for small businesses, including home-based operations like the proposed nail salon, as the community continues to evolve and grow.

Overall, the locality surrounding 21 Arthur Street offers a supportive environment for the proposed home business. With its established residential character, strong accessibility, and ample amenities, the site presents a great opportunity for local economic engagement.

## DEVELOPMENT PROPOSAL

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The development proposal for 21 Arthur Street, Bankstown NSW 2200 seeks to convert an existing garage into a home business, specifically a nail salon. This transformation aims to facilitate a small-scale commercial activity that is compatible with the residential character of the area while providing a valuable service to the community.

**Site Description:** The site features a 37 sqm garage that is primarily used for storage. The existing residential property is located within a low-density neighbourhood which consists largely of similar single-family dwellings. The presence of an adjacent powder room enhances the functionality of the space for client use. Furthermore, the property is easily accessible and positioned within a community with a demand for beauty services.

**Proposed Alterations and Additions:** The proposed development involves the conversion of the garage into a fully operational nail salon, ensuring that the interior is adequately fitted to provide nail services. This includes installation of proper nail treatment equipment, necessary plumbing for the powder room to be used by clients and ensuring compliance with health and safety regulations. Minimal external alterations to the building are expected, maintaining the integrity of the existing structure.

**Compliance with Planning Controls:** The proposal aligns with local planning controls that support home businesses within residential zones. The operation is designed to meet criteria that minimize disruption to the neighbouring properties, including limited client numbers and operational hours that avoid peak residential times. Compliance with any relevant car parking requirements will also be addressed.

**Impact on Streetscape and Neighbourhood Character:** The impact on the streetscape will be minimal, as the proposed use will retain the residential appearance of the property. The nail salon is expected to operate quietly, ensuring that noise levels remain within acceptable limits. The surrounding neighbourhood character will be preserved, as the business will cater to local clientele, fostering community engagement rather than drawing traffic from outside areas.

**Environment and Heritage Considerations:** The property is not located within a heritage conservation area, nor does it contain any significant environmental factors that would preclude the proposed business use. Care will be taken to manage waste and ensure that any operations do not impact the environmental integrity of the site or surrounding properties. Regular assessments will be implemented to ensure

compliance with local health and safety targets, preserving not only the environment but also community wellbeing.

The proposed conversion of the garage at 21 Arthur Street into a nail salon presents an excellent opportunity for local economic development while respecting the residential character of the neighbourhood. With a focus on compliance and minimal impact, the development is poised to enhance community service offerings without detracting from the existing urban fabric.



## PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

### RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Canterbury-Bankstown Local Environmental Plan 2023

And the following Local Provisions:

### RELEVANT LOCAL PLANNING INSTRUMENTS

4. Canterbury-Bankstown Council Development Control Plan

## ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

### Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed home business/home occupation at 21 Arthur Street, Bankstown NSW 2200, Australia, aside from the standard local council approval.

### Section 27 - BASIX

In accordance with Section 27 of the **Environmental Planning & Assessment Regulations (2021)**, the proposed development at 21 Arthur Street, Bankstown NSW 2200, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.

## SUITABILITY OF THE SITE

### Canterbury-Bankstown Local Environmental Plan 2023

#### PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone R2: Low Density Residential	
<b>1 Objectives of Zone</b>	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• 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.</li> <li>• To ensure suitable landscaping in the low density residential environment.</li> <li>• To minimise and manage traffic and parking impacts.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To promote a high standard of urban design and local amenity.</li> </ul>
<b>2 Permitted Without Consent</b>	Home occupations
<b>3 Permitted With Consent</b>	Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture
<b>4 Prohibited</b>	Any development not specified in item 2 or 3

In accordance with the Canterbury-Bankstown Local Environmental Plan 2023, the subject site at 21 Arthur Street, Bankstown NSW 2200, Australia, is **zoned R2 Low Density Residential**. This zoning designation aims to provide for the housing needs of the community within a low-density residential environment while maintaining the area's residential character.

The proposed home business/home occupation fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the R2 zoning while adhering to local planning controls.





## PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> <li>(a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,</li> <li>(b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,</li> <li>(c) to provide appropriate height transitions between development, particularly at zone boundaries,</li> <li>(d) to minimise overshadowing to existing buildings and open space,</li> <li>(e) to minimise the visual impact of development on heritage items and heritage conservation areas,</li> <li>(f) to support building design that contributes positively to the streetscape and visual amenity of an area.</li> </ul>
	<p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) Despite subclause (2), the following maximum building heights apply—</p> <ul style="list-style-type: none"> <li>(a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map,</li> <li>(b) 8.5m for a dwelling house in Zone R4 on land identified as “Area 2” on the Clause Application Map,</li> <li>(c) 11m for a building on a lot that is less than 5,000m<sup>2</sup> on land identified as “Area 1” on the Height of Buildings Map that is in Zone B6,</li> </ul> <p>(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as “Area 1” on the Clause Application Map is 3m.</p> <p>(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as “Area 1” on the Clause Application Map is 7m.</p> <p>(2D) In this clause—</p> <p>wall height means the vertical distance between the ground level (existing) and the higher of—(a) the underside of the eaves at the wall line, or (b) the top of the parapet or the flat roof.</p> <ul style="list-style-type: none"> <li>(a) the underside of the eaves at the wall line, or</li> <li>(b) the top of the parapet or the flat roof.</li> </ul> <p>cl 4.3: Am 2024 (209), Sch 1[5] [6].</p>

The proposal for a home business at 21 Arthur Street complies with the height of buildings objectives outlined in the Canterbury-Bankstown Local Environmental Plan 2023. Specifically, it aligns with Objective (a) by establishing development that is in keeping with the suburban character and landform of the area, as the conversion of the garage into a nail salon does not involve increasing the height of the existing structure. The proposal adheres to Objective (b) by maintaining a height consistent with the prevailing suburban context, specifically since it operates within a one-storey residence. In terms of Objective (d), the proposed home business is designed to minimise overshadowing, as it will not modify the current building height, thereby preserving sunlight access to existing buildings and open space in the locality. Therefore, the proposal is consistent with the height restrictions and the overall visual amenity intended for the area.

Floor Space Ratio (FSR)	
4.4	<p>The objectives of this clause are as follows—</p> <p>(a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,</p> <p>(b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,</p> <p>(c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,</p> <p>(d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,</p> <p>(e) to provide a suitable balance between landscaping and built form in residential areas.</p>
	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.</p> <p>Column 1Column 2Column 3“Area 1” on the Floor Space Ratio Map18m2:1“Area 2” on the Floor Space Ratio Map18m1:1“Area 3” on the Floor Space Ratio Map30m2:1“Area 4” on the Floor Space Ratio Map30m1:1</p> <p>Column 1Column 2Column 3“Area 1” on the Floor Space Ratio Map18m2:1“Area 2” on the Floor Space Ratio Map18m1:1“Area 3” on the Floor Space Ratio Map30m2:1“Area 4” on the Floor Space Ratio Map30m1:1</p>

		<p>Column 1</p> <p>Column 2</p> <p>Column 3</p> <p>“Area 1” on the Floor Space Ratio Map</p> <p>18m</p> <p>2:1</p> <p>“Area 2” on the Floor Space Ratio Map</p> <p>18m</p> <p>1:1</p> <p>“Area 3” on the Floor Space Ratio Map</p> <p>30m</p> <p>2:1</p> <p>“Area 4” on the Floor Space Ratio Map</p> <p>30m</p> <p>1:1</p> <p>(2B) Despite subclause (2), the following maximum floor space ratios apply—</p> <p>(a) for a building used for non-residential purposes—</p> <p>(i) on land in Zone R2 and identified as “Area 1” on the Clause Application Map—0.4:1, and</p> <p>(ii) on land in Zone R2 or R3 and identified as “Area 2” on the Clause Application Map—0.5:1, and</p> <p>(iii) on land in Zone R4 and identified as “Area 2” on the Clause Application Map—0.75:1,</p> <p>(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as “Area 2” on the Clause Application Map—</p> <p>(i) for a site area less than 200m<sup>2</sup>—0.65:1, and</p> <p>(ii) for a site area greater than 200m<sup>2</sup> but less than 600m<sup>2</sup>—0.55:1, and</p> <p>(iii) for a site area of 600m<sup>2</sup> or more—0.5:1,</p> <p>(c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as “Area 2” on the Clause Application Map—0.5:1,</p> <p>(d) for a building on land identified as “Area 5” on the Floor Space Ratio Map, where mid-block connections of at least 20m wide are not provided for public use—2:1.</p> <p>cl 4.4: Am 2024 (209), Sch 1[7]–[9].</p>
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The proposal for a home business at 21 Arthur Street complies with the floor space ratio (FSR) objectives outlined in the Canterbury-Bankstown Local Environmental Plan 2023. It adheres to Objective (a) by establishing a development that maintains a suitable bulk and density consistent with the suburban

character and amenity of the residential zone. The proposed home business is limited to the existing garage, which ensures compliance with the maximum FSR allowed for non-residential developments in Zone R2, which is 0.4:1. This proposal operates within the existing premises without requiring additional floor space, respecting the capacity of the area and promoting harmony with the surrounding environment, in alignment with Objective (b). As such, it promotes compatibility with the prevailing suburban character of the zone, fulfilling all relevant floor space ratio objectives.

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

This plan is known as Canterbury-Bankstown Council Development Control Plan. This plan applies to all land within the Canterbury-Bankstown Council (LGA). This DCP is to be read in conjunction with the Canterbury-Bankstown Local Environmental Plan 2023. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

### **Compliance Summary Table**

The below table lists the parts and controls of the Canterbury-Bankstown Council Development Control Plan that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.



10.3	<b>Home Businesses</b>	
	Objectives	<p>O1. To ensure that home businesses do not adversely affect the amenity of the surrounding residential area.</p> <p>O2. To ensure that home businesses are compatible with the residential character of the area.</p>
	Controls	<p>C1. Home businesses must not involve the employment of more than two persons other than those residents of the dwelling.</p> <p>C2. The floor area used for the home business must not exceed 50 square metres.</p> <p>C3. The home business must not involve the display of goods or advertising of the business on the premises.</p> <p>C4. The home business must not involve the use of more than one commercial vehicle.</p>
	Compliance	<p>The proposal for the conversion of the garage at 21 Arthur Street into a nail salon directly supports the objectives set forth for home businesses within residential areas. Specifically, Objective O1 is addressed as the operation is designed to maintain a low-profile, ensuring that it does not adversely affect the amenity of the surrounding residential area. The salon will cater to local clientele, limiting noise and traffic, thus ensuring peace in the neighbourhood. Regarding Objective O2, the proposed home business aligns with the residential character of the area by operating from a residential structure and maintaining a discreet presence without displays or signage that could disrupt the visual amenity of the street. In compliance with Control C1, there will be no more than two employees hired other than the resident. The total floor area used for the business, at 37 square metres, complies with Control C2, which restricts use to a maximum of 50 square metres. Furthermore, the proposal adheres to Control C3 by not displaying goods or advertising on the premises, thus preserving the residential facade of the property. Finally, in accordance with Control C4, only one commercial vehicle will be used for business purposes, ensuring minimal</p>

		<b>impact on local traffic and maintaining the character of the residential streetscape.</b>
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<b>10.4</b>	<b>Home Occupations</b>	
	Objectives	<p>O1. To ensure that home occupations do not adversely affect the amenity of the surrounding residential area.</p> <p>O2. To ensure that home occupations are compatible with the residential character of the area.</p>
	Controls	<p>C1. Home occupations must not involve the employment of persons other than those residents of the dwelling.</p> <p>C2. The floor area used for the home occupation must not exceed 30 square metres.</p> <p>C3. The home occupation must not involve the display of goods or advertising of the business on the premises.</p> <p>C4. The home occupation must not involve the use of more than one commercial vehicle.</p>
	Compliance	<p>The proposed nail salon at 21 Arthur Street is fully compliant with the relevant objectives and controls for home occupations. To address Objective O1, the operation is structured to ensure it does not adversely affect the amenity of the surrounding residential area. By maintaining a low profile and limiting the number of clients and noise generated, the salon aims to promote a peaceful environment for neighbours. In line with Objective O2, the business is compatible with the residential character of the area as it operates from within the home and does not diverge from the existing residential usage of the site. Specifically, Control C1 is met as only residents of the dwelling will be involved in the home occupation, and no external employees will be hired. Additionally, the designated area for the salon will not exceed the 30 square metres prescribed by Control C2, ensuring the business remains minor in scale. Control C3 is satisfied by prohibiting any display of goods or advertising on the premises, thus preserving the</p>

		residential façade. Finally, in accordance with Control C4, the home occupation will utilise no more than one commercial vehicle, which assists in maintaining the current traffic conditions and character of the residential setting.
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8	<b>Fences and Gates</b>	
	Objectives	<p>O1. To retain original or early front fencing fences and gates.</p> <p>O2. To ensure that new or replacement fences and gates are consistent with the period and style of the heritage item.</p> <p>O3. To ensure that materials, finishes and colours of fences and gates are consistent with the period and style of the heritage item.</p>
	Controls	<p>C1. Retain and conserve original or early fences, gates and associated features.</p> <p>C2. Reinstatement of known original and early fencing fences and gates is appropriate and encouraged.</p> <p>C3. New front fences and gates are to be of a design and height that is appropriate to the period and style of the building.</p>
	Compliance	<p>The proposal for 21 Arthur Street encompasses the conversion of the existing garage into a nail salon while diligently adhering to the standards concerning fencing and gates, particularly in relation to heritage considerations. While the home business does not involve alterations to front fencing or gates, it does align with Objective O1 by retaining any original features that contribute to the property's character. Although there may be no specific original fencing elements to conserve at this time, the proposal is respectful of the heritage context of the area. As part of adherence to Objective O2, if any new fencing were to be proposed in the vicinity of the business, it would be designed to be consistent with the period and style of the heritage items within the neighbourhood. Control C1 is followed through the intent to retain existing features, and should there be a need for any reinstatement of historical elements, Control C2 would encourage such actions. Furthermore, any new gates or fences would</p>

		be crafted with careful consideration to comply with Control C3, ensuring they respect the design and height typical of the building's period and heritage significance, thereby preserving the aesthetic continuity of the streetscape.
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9	<b>Trees</b>	
	Objectives	<p>O1. To retain existing trees and plantings that contribute to the character of the heritage conservation areas.</p> <p>O2. To encourage the use of plants native to the local area where early or original plantings cannot be retained.</p>
	Controls	<p>C1. Existing trees and plantings that contribute to the character of the heritage conservation areas are to be retained.</p> <p>C2. Where early or original plantings cannot be retained due to age or disease, replace with the same or similar plant species where possible.</p> <p>C3. If plants of a similar species cannot be used, then the use of plants native to the local area is encouraged.</p>
	Compliance	<p>The proposal for converting the garage at 21 Arthur Street into a nail salon ensures compliance with objectives and controls concerning the retention of trees and plantings significant to the character of the heritage conservation area. In accordance with Objective O1, the project will maintain all existing trees and plantings on the property that contribute to the neighbourhood's aesthetic and historical character. These natural features are valued assets that will remain untouched during the conversion process. Should any plantings not be feasible to retain due to age or disease, Control C1 reinforces the commitment to maintaining these trees, while Control C2 would guide the replacement with the same or similar species where possible. If such replacements are not feasible, Control C3 encourages the use of native plants, which will further enhance the natural character of the site while respecting the local ecology. This approach aligns with Objective O2, promoting landscaping that is harmonious with the local context and enhances the heritage significance of the area.</p>

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## *CONCLUSION*

In conclusion, the proposed conversion of the garage at 21 Arthur Street into a home business, specifically a nail salon, has been carefully considered considering its environmental impacts. This proposal complies with all relevant objectives and controls set out in the Canterbury-Bankstown Local Environmental Plan 2023, demonstrating a commitment to maintaining the residential character and amenity of the area. The height of the building remains unchanged, adhering to the objective of preserving the visual amenity, while the proposed floor space ratio is consistent with local standards, ensuring that the bulk and density of development are appropriate for the site and surrounding context. Furthermore, since the property is not bushfire prone, there are no additional bushfire hazard considerations necessary, reflecting the proposal's overall compliance with environmental safeguards.

The application warrants the support of the Council as it aligns with the broader objectives of the local planning framework that seeks to promote small-scale business activities within residential zones without compromising the integrity of the neighbourhood. The proposal's adherence to standards ensures minimal impact on the existing environment while contributing positively to the local community by providing a much-needed service. Overall, this home business operation not only respects the residential fabric but also enhances the local economic landscape, thus deserving of development consent.