



# Statement of Environmental Effects

119 Marion Street, Bankstown

ON BEHALF OF

MEDIBUILT

MAY 2025



## Project

Alterations and additions and change of use for the purpose of a Dental Practice at 119 Marion Street, Bankstown

## Contact

info@patchplanning.com.au

Document Control				
No.	Version	Date	Author(s)	Approved by
1	Draft	16/05/2025	Terri Slater, Town Planner	Ashleigh Smith Associate Director
2	Final	22/05/2025	Terri Slater, Town Planner	Joe Bell Director

## COPYRIGHT

© Patch Planning

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Patch Planning (Patch Planners Pty Ltd).

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Patch Planning and may not be used or disclosed to any party without the written permission.

# Table of Contents

1	Introduction .....	1
2	The Site .....	2
2.1	Site Context.....	2
2.2	Site Description .....	2
2.3	Development History and Surrounding Development .....	5
2.4	Restrictions and Easements .....	5
3	The Proposal .....	6
3.1	Signage .....	8
3.2	Finishes and Materiality.....	9
3.3	Vehicular Access and Parking .....	10
3.4	Landscaping and Trees.....	10
3.5	Operational Details .....	10
3.6	Ausgrid Power Pole Relocation .....	10
4	Statutory Assessment .....	12
4.1	State Environmental Planning Policy (Sustainable Buildings) 2022.....	12
4.2	State Environmental Planning Policy (Industry and Employment) 2021 .....	12
4.3	Canterbury-Bankstown Local Environmental Plan 2023 .....	16
4.4	Canterbury-Bankstown Development Control Plan 2023 .....	17
4.4.1	Development Engineering Standards.....	17
4.4.2	Pedestrian Access .....	18
5	Environmental Assessment.....	19
5.1	Built Form, Materials and Finishes .....	19
5.2	Stormwater Management .....	19
5.3	Waste Management.....	19
5.4	Traffic and Parking.....	19
5.5	BCA and Access.....	20
5.6	Trees .....	21
5.7	Acoustic Impact .....	21
5.8	Social and Economic Impact.....	22

5.9	Submissions .....	22
5.10	Suitability of Site and Public Interest .....	23
6	Section 4.15 Assessment .....	24
7	Conclusion .....	25

## Figures

Figure 1: Site Context Map.....	2
Figure 2: Site Aerial .....	3
Figure 3: The existing development as viewed from Marion Street.....	4
Figure 4: The existing development as viewed from the rear of the site.....	4
Figure 5: Extract of demolition plan.....	6
Figure 6: Proposed Site Plan.....	7
Figure 7: Proposed Floor Plan.....	7
Figure 8: Proposed Section.....	7
Figure 9: Proposed Western Elevation.....	8
Figure 10: Proposed business identification and directional signage .....	8
Figure 11: Locations of proposed signage (circled red) .....	9
Figure 12: Extract of the Architectural Plans showing existing and new power pole location	10
Figure 13: View of the site from the south elevation (Marion Street) .....	19
Figure 14: Locations of sensitive receivers .....	22

## Tables

Table 1. Relevant Development Applications.....	5
Table 2. Summary of Proposed works.....	6
Table 3. Signage Schedule .....	9
Table 4. Schedule 5 – Assessment Criteria.....	14
Table 5. Compliance Assessment SLEP 2012.....	16
Table 6. Section 4.15(1) Summary .....	24

# 1 Introduction

---

This Statement of Environmental Effects (SEE) has been prepared by Patch Planning (Patch) to support a Development Application (DA) in relation to proposed internal and external alterations and additions and change of use from an existing residential dwelling to facilitate a dental practice at 119 Marion Street, Bankstown.

In summary, the proposal comprises the following:

- Minor demolition works;
- Conversion of an existing dwelling for use as a dental practice, comprising:
  - Three (3) surgery rooms;
  - Reception and administration area;
  - Waiting area;
  - Laboratory;
  - Staff room; and
  - Sterilisation room.
- External signage;
- Crossover widening;
- New front balustrade;
- Conversion of one (1) existing on-site parking space to an accessible parking space; and
- Relocation of existing council power pole.

This SEE includes an assessment of the proposal in terms of the matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and should be read in conjunction with the following:

- **Appendix 1** – Land Title
- **Appendix 2** – Architectural Plans
- **Appendix 3** – DCP Compliance Table
- **Appendix 4** – Traffic Impact Statement
- **Appendix 5** – Noise Impact Assessment
- **Appendix 6** – BCA Report
- **Appendix 7** – Waste Management Plan
- **Appendix 8** – Arboricultural Impact Assessment

As demonstrated throughout the SEE, the proposal is considered suitable and in the public interest as it is consistent with relevant planning controls and will result in improvements to the existing building at the site.

Subsequently, we request that Canterbury-Bankstown Council (Council) support this application through the issuance of a determination for approval.

## 2 The Site

### 2.1 Site Context

The site is in the suburb of Bankstown, within the Canterbury-Bankstown Local Government Area (LGA). The site is approximately 17km southwest of Sydney CBD.

The site has a single primary frontage to Marion Street, which runs east towards Bankstown Train Station and west to Bankstown Airport.

The surrounding area is predominantly characterised by residential development, comprising primarily one- to two-storey attached and detached dwellings. Low-density residential uses border the site on all sides, while medium and high density residential and mixed use development are situated further to the east.

The site is well serviced by public transport, including the 905-bus service which stops near the site on Marion Street and provides connections to Bankstown and Fairfield Train Stations. Bankstown Train Station is located approximately 1km east of the site.

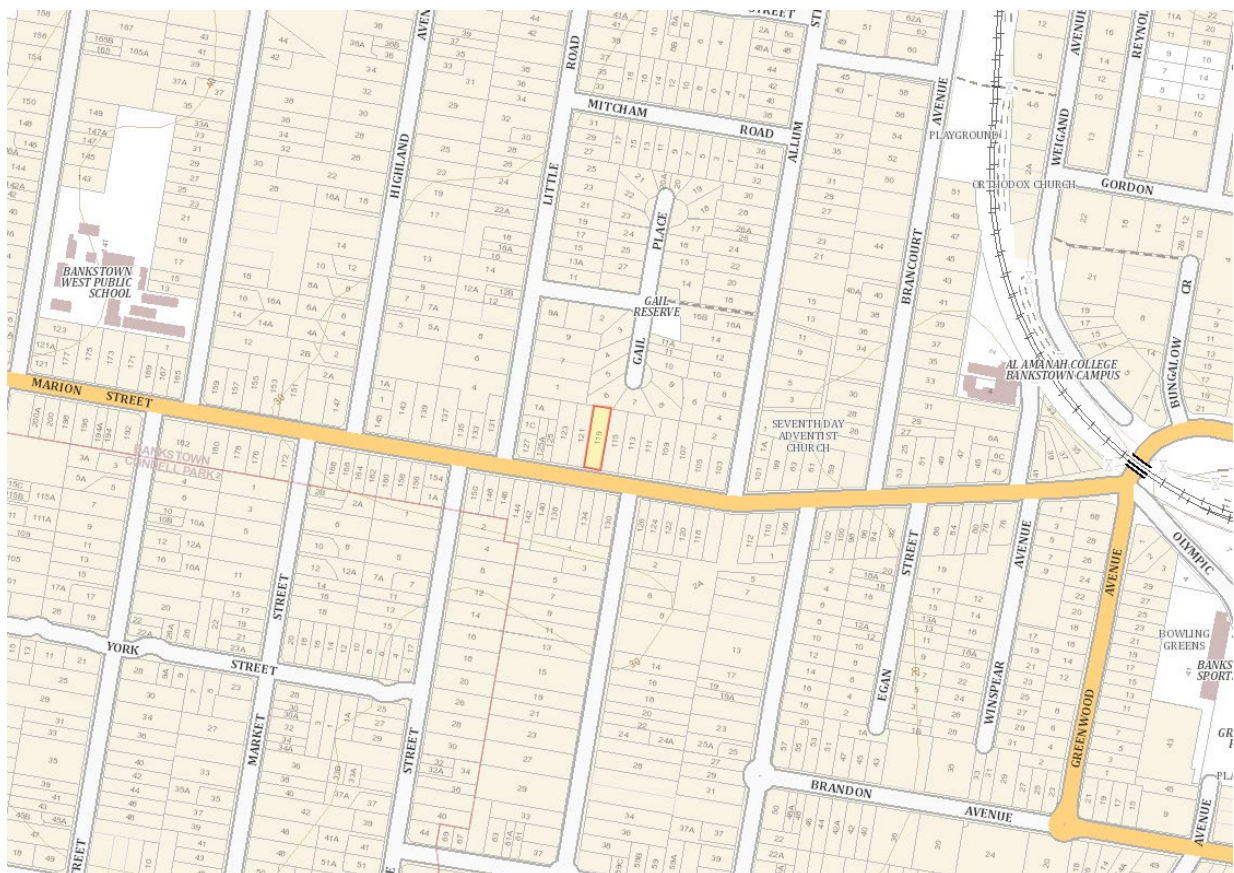


Figure 1: Site Context Map

Source: Six Maps

### 2.2 Site Description

The site is legally described as Lot 8 in DP 8032 and is located at 119 Marion Street, Bankstown.

The site is rectangular in shape and has a site area of 872.6sqm, with a singular frontage of 15.5m to Marion Street.



The site is currently developed with a single-storey brick dwelling positioned toward the front, along with two additional structures and a carport located at the rear. Vegetation on the site is primarily concentrated in the rear portion. Refer to an aerial image of the site at Figure 2 and photographs of the existing development at Figure 3- Figure 4 below.



Figure 2: Site Aerial  
Source: Nearmap with Patch edits





Figure 3: The existing development as viewed from Marion Street  
Source: Medibuilt



Figure 4: The existing development as viewed from the rear of the site  
Source: Medibuilt

## 2.3 Development History and Surrounding Development

A summary of relevant development applications at the site is provided in the table below.

Table 1. Relevant Development Applications

DA Reference	Description	Determination Date
DA-310/2002	Garage/Exercise Room to Rear of Premises	06/05/2002
DA-310/2002/1	Garage/Exercise Room to Rear of Premises S96(1)	24/05/2002
DA-310/2002/2	Garage/Exercise Room to Rear of Premises - S96(1A)	20/09/2002
DA-607/2009	Carport	21/10/2009

## 2.4 Restrictions and Easements

As per the NSW Land Title provided as **Appendix 1**, there are no restrictions or easements affecting the site.

### 3 The Proposal

In summary, the proposal seeks consent for the change of use and fit-out of an existing residential dwelling to facilitate Dental Practice.

A summary of the proposed development is provided in Table 2.

Table 2. Summary of Proposed works

<b>Internal works</b>	<ul style="list-style-type: none"> <li>• Conversion of an existing dwelling for use as a dental practice, comprising: <ul style="list-style-type: none"> <li>○ Three (3) surgery rooms;</li> <li>○ Reception and administration area;</li> <li>○ Waiting area;</li> <li>○ Laboratory;</li> <li>○ Staff room; and</li> <li>○ Sterilisation room.</li> </ul> </li> </ul>
<b>External works</b>	<ul style="list-style-type: none"> <li>• Installation of one (1) external business identification sign and two (2) directional traffic signs;</li> <li>• Widening of the existing crossover to allow two-way entry and exit to the site;</li> <li>• Demolition of an existing fibro structure at the rear of the site;</li> <li>• Relocation of existing power pole to permit crossover widening;</li> <li>• New front balustrade; and</li> <li>• Conversion of one (1) existing on-site parking space to an accessible parking space.</li> </ul>

Refer to extracts of the proposed architectural plans at Figure 5 to Figure 9 below.

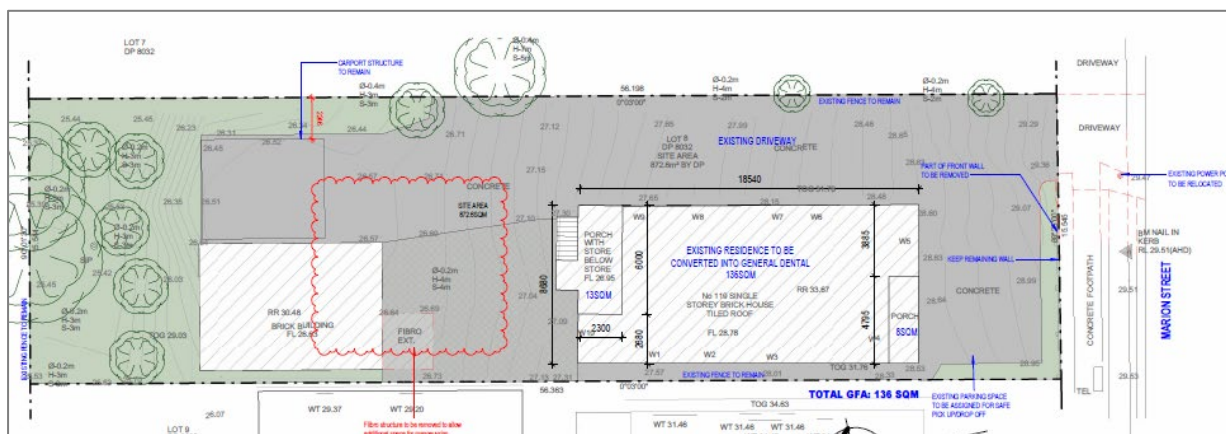


Figure 5: Extract of demolition plan  
Source: Medibuilt

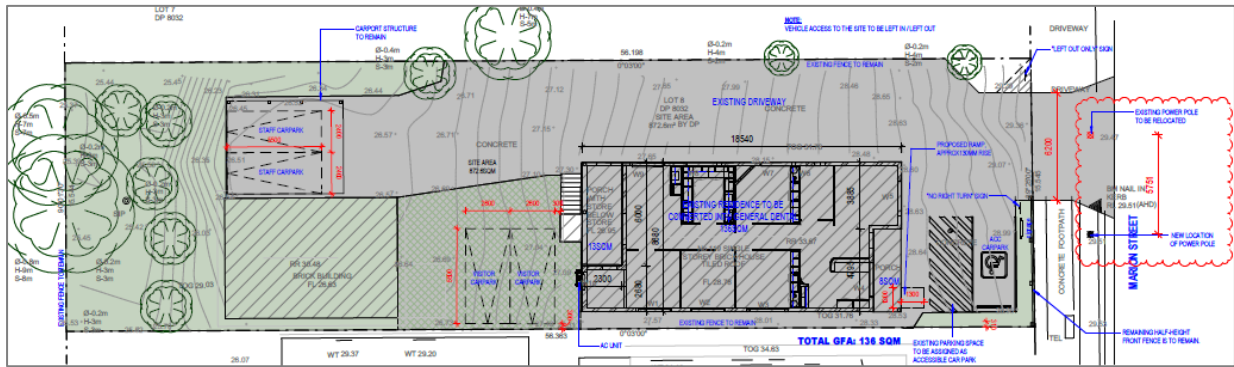


Figure 6: Proposed Site Plan  
Source: Medibuilt

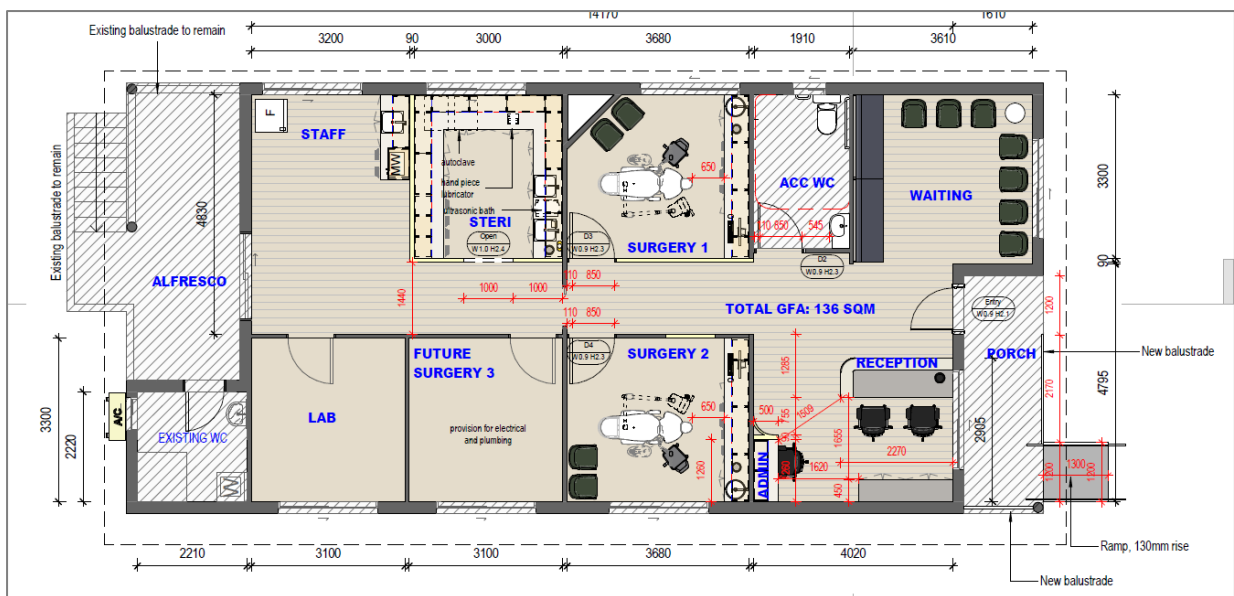


Figure 7: Proposed Floor Plan  
Source: Medibuilt

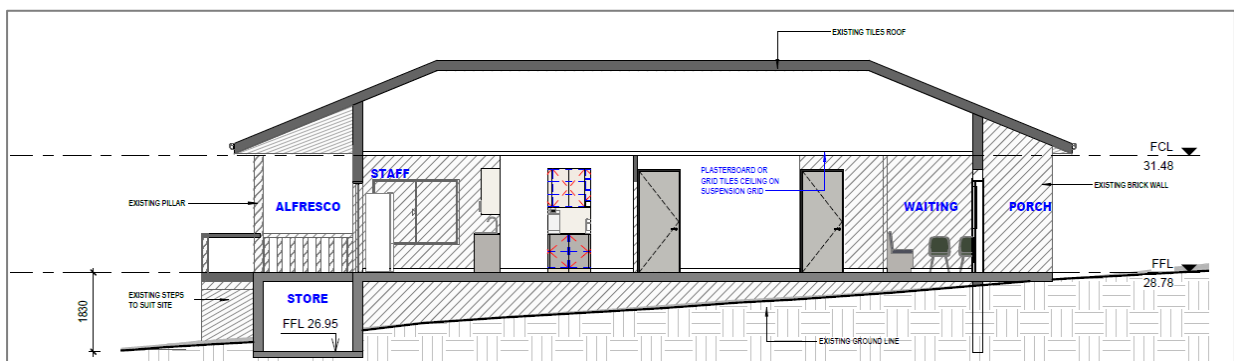


Figure 8: Proposed Section  
Source: Medibuilt



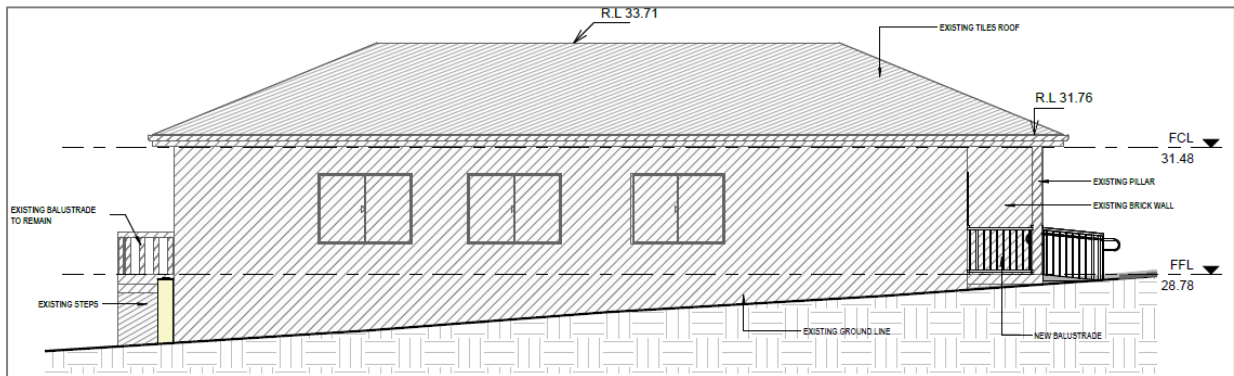


Figure 9: Proposed Western Elevation  
Source: Medibuilt

### 3.1 Signage

As detailed within the Architectural Plans (**Appendix 2**), the proposal provides one (1) business identification sign, one (1) directional 'no right turn' sign located on the front boundary wall and one (1) directional 'left out only' at the southeastern corner of the site.

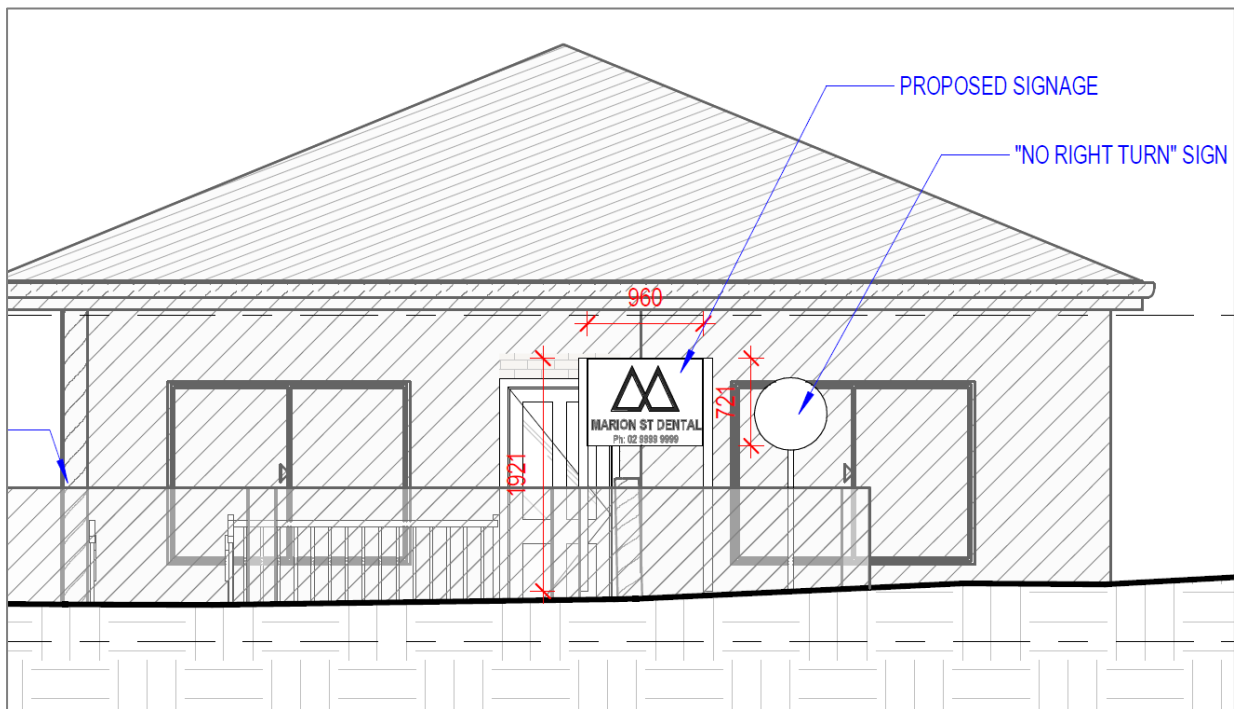


Figure 10: Proposed business identification and directional signage  
Source: Medibuilt

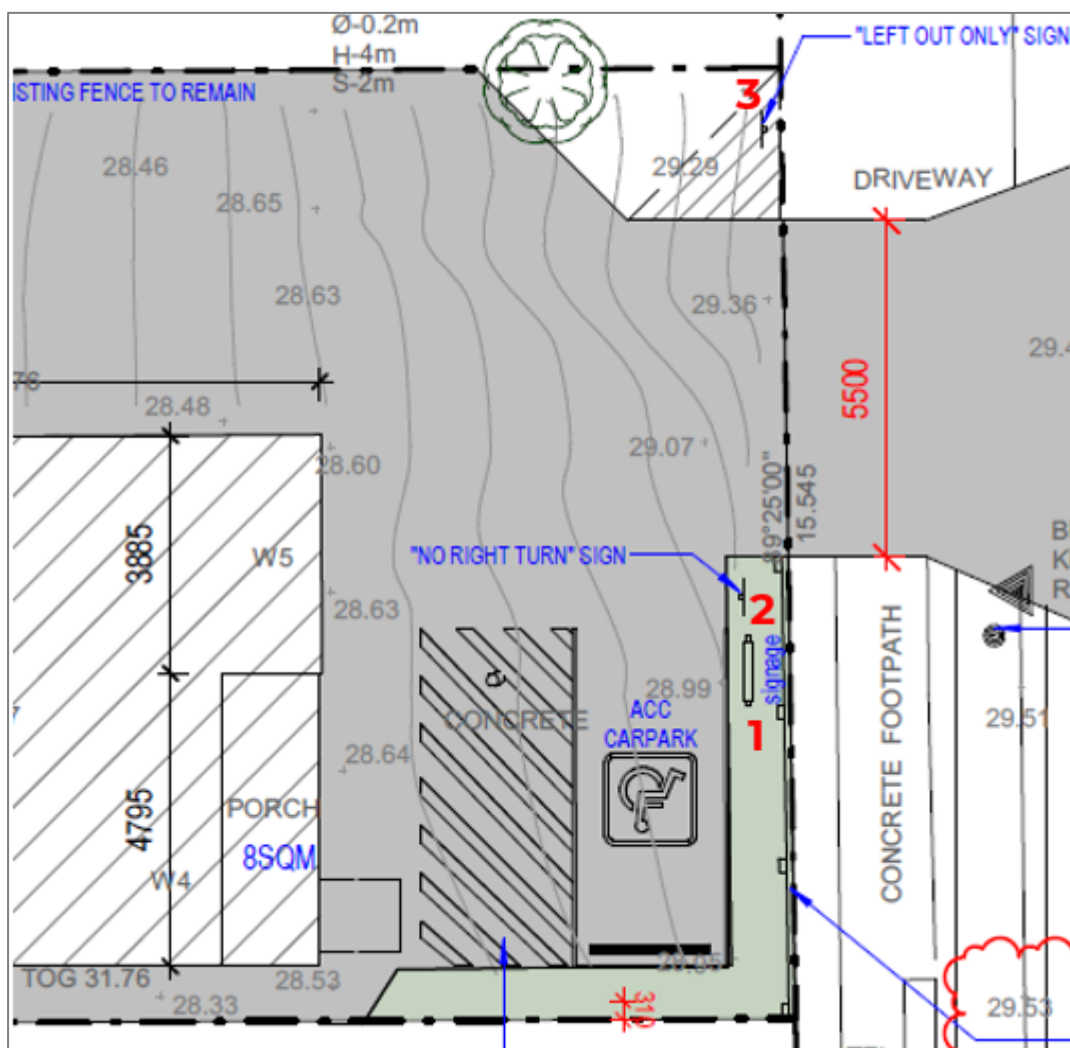


Figure 11: Locations of proposed signage  
Source: Medibuilt with Patch edits

A schedule of proposed signage is provided in Table 3 below.

Table 3. Signage Schedule

Sign #	Signage Type	Size
1	Freestanding business identification signage	960mm x 721mm
2	'No right turn' freestanding directional signage	-
3	'Left in left out' free standing directional signage	-

### 3.2 Finishes and Materiality

Proposed external materials are consistent with the existing development. The existing face brick will be retained, whilst the materiality of door and window trims, tiles, new door and window will align with existing.

Finishes are subject to ongoing design development. Refer to the indicative schedule of materials and finishes provided within the Architectural Plans at **Appendix 2**.



### 3.3 Vehicular Access and Parking

The proposal provides a total of five (5) on-site car parking spaces, including one (1) accessible parking space positioned toward the front of the site.

Access to the site is facilitated via a 6.2m wide combined left in- left out driveway from Marion Street. Refer to the Traffic Impact Assessment (TIA) at **Appendix 4** and Section 5.4 of this SEE for further detail.

### 3.4 Landscaping and Trees

The proposal retains all 12 existing trees on site. Due to the nature of the works, no additional landscaping is proposed.

### 3.5 Operational Details

Operating hours for the proposed Dental Practice are as follows:

- 8.00am- 6.00pm Monday - Saturday

Staff working on site at any one time include:

- One (1) Receptionist
- One (1) Dental Assistant
- One (1) Dentist

### 3.6 Ausgrid Power Pole Relocation

As detailed in the Architectural Plans provided as **Appendix 2**, the proposal includes the relocation of an existing Ausgrid Power Pole to accommodate the proposed crossover widening (refer Figure 12).

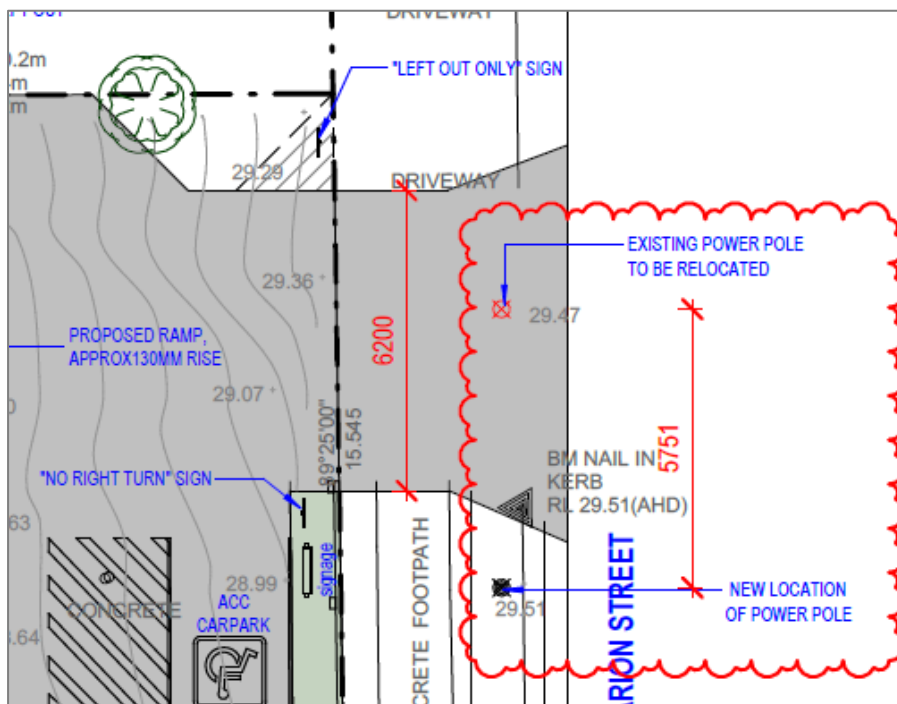


Figure 12: Extract of the Architectural Plans showing existing and new power pole location  
Source: Medibuilt

In accordance with Ausgrid requirements, the client is currently undertaking a network asset relocation request and has engaged an accredited service provider (ASP) to design and execute the relocation.

## 4 Statutory Assessment

### 4.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&ISEPP) permits development for the purpose of a health services facility to be carried out by any person with consent on land in a prescribed zone.

The proposed development is defined as a 'health services facility' and is located within the R2 Low Density Residential Zone. The R2 zone is a prescribed zone pursuant to the T&I SEPP and as such is permitted with consent.

### 4.2 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 of the *State Environmental Planning Policy (Sustainable Buildings) 2022* (SB SEPP) came into force on 1 October 2023 and applies to all non-residential development that involves either the erection of a new building if the development has an estimated development cost of \$5 million or more, or alterations, enlargement or extension of an existing building, if the development has a capital investment value of \$10 million or more.

The proposed development involves alterations and additions to an existing building with an estimated development cost of <\$10 million, and as such, the SB SEPP does not apply.

### 4.3 State Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) is the primary planning instrument covering all advertising and signage throughout New South Wales. Clause 3.6 of the Industry and Employment SEPP requires that, prior to granting consent for signage, a consent authority must be satisfied that:

- *The signage is consistent with the objectives of the Chapter outlined in clause 3.1(1)(a); and*
- *That the signage satisfies the assessment criteria specified in Schedule 5.*

Each of these items are considered below.

#### **Clause 3.1 – Aims, objectives etc.**

The aims and objectives of the Industry and Employment SEPP are:

*(a) to ensure that signage (including advertising):*

*(i) is compatible with the desired amenity and visual character of an area, and*

*(ii) provides effective communication in suitable locations, and*

*(iii) is of high quality design and finish, and*

*(b) to regulate signage (but not content) under Part 4 of the Act, and*

*(c) to provide time-limited consents for the display of certain advertisements, and*

*(d) to regulate the display of advertisements in transport corridors, and*

*(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The proposed signage is consistent with the objectives of the Industry and Employment SEPP. The signage effectively communicates the use of the site, is of a high-quality design, and uses quality finishes.

#### **Schedule 5 – Assessment Criteria**

An assessment of the proposal against the criteria listed in Schedule 5 of the Industry and Employment SEPP is provided in Table 4 below. The assessment demonstrates that the proposal is consistent with the applicable criteria and there are no major items of non-compliance.

Table 4. Schedule 5 – Assessment Criteria

Criteria	Assessment
<b>1. Character of the area</b>	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	<b>Yes.</b> The proposal will provide business identification signage for the new dental practice which is minor in nature. The signage is compatible with the existing character of the broader Bankstown locality.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	<b>Yes.</b> The proposed signage is consistent with the theme for outdoor advertising in the broader area. The signage will assist with both wayfinding to the dental practice and vehicular safety, and will not have a negative visual impact on adjacent residences.
<b>2. Special Areas</b>	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	<b>No.</b> The proposal does not detract from the amenity or visual quality of the adjoining or surrounding areas.
<b>3. Views and Vistas</b>	
Does the proposal obscure or compromise important views?	<b>No.</b> The proposed signage is positioned behind the boundary line and will not obscure or compromise any important views.
Does the proposal dominate the skyline and reduce the quality of vistas?	<b>No.</b> The proposal does not dominate the skyline or reduce the quality of the surrounding streetscape vistas.
Does the proposal respect the viewing rights of other advertisers?	<b>Yes.</b> The proposal respects the viewing rights of other advertisers.
<b>4. Streetscape, setting or landscape</b>	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	<b>Yes.</b> The scale, proportions and form of the proposal are appropriate for the setting.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	<b>Yes.</b> The proposed signage will complement the colours and materials of the dental practice to create visual interest within the streetscape.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	<b>Yes.</b> Proposed signage includes one (1) business identification sign located in the front setback which is considered minimal and does not result in a cluttered appearance.
Does the proposal screen unsightliness?	<b>No.</b>

Table 4. Schedule 5 – Assessment Criteria

Criteria	Assessment
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	<b>No.</b> The proposed signage does not protrude above buildings or tree canopies.
Does the proposal require ongoing vegetation management?	<b>No.</b>
<b>5. Site and building</b>	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	<b>Yes.</b> As demonstrated above, the proposal is compatible with the scale and proportion of the building as the proposal maintains the existing scale, proportions, and form of the building facades.
Does the proposal respect important features of the site or building, or both?	<b>Yes.</b> As detailed above, the proposed signage will complement the materials and finishes of the dental practice and broader site.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	<b>Yes.</b> The proposed signage is of a high-quality design and will integrate with the Dental practice.
<b>6. Associated devices and logos with advertisements and advertising structures</b>	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	<b>No.</b> Safety devices are not required to be incorporated in the circumstances.
<b>7. Illumination</b>	
Would illumination result in unacceptable glare?	<b>N/A.</b> Illuminated signage is not proposed.
Would illumination affect safety for pedestrians, vehicles or aircraft?	<b>N/A.</b> Illuminated signage is not proposed.
Would illumination detract from the amenity of any residence or other form of accommodation?	<b>N/A.</b> Illuminated signage is not proposed.
Can the intensity of the illumination be adjusted, if necessary?	<b>N/A.</b> Illuminated signage is not proposed.
Is the illumination subject to a curfew?	<b>N/A.</b> Illuminated signage is not proposed.
<b>8. Safety</b>	
Would the proposal reduce the safety for any public road?	<b>No.</b> The proposed signage works will not give rise to any safety concerns for the adjoining public roads. No road safety or existing street signage is obscured by the proposed signage. The proposed directional traffic signage will increase the safety of pedestrians, bicyclists and other motorists.



Table 4. Schedule 5 – Assessment Criteria

Criteria	Assessment
Would the proposal reduce the safety for pedestrians or bicyclists?	<b>No.</b> The proposed signage does not obscure the vehicular entry or exit and maintains good lines of sight for pedestrians and bicyclists. The proposed signage will improve wayfinding for pedestrians and vehicles accessing the dental practice, and directional traffic signage will ensure bicyclists, pedestrians and other motorists are protected.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	<b>No.</b> The proposed signage does not obscure sightlines from any public areas.

#### 4.4 Canterbury-Bankstown Local Environmental Plan 2023

The *Canterbury-Bankstown Local Environmental Plan 2023* (CBLEP2023) is the primary environmental planning instrument (EPI) that applies to the site.

An assessment of the proposal against the development controls contained within CBLEP 2023 is provided in the below table.

Table 5. Compliance Assessment SLEP 2012




Clause	Description	Assessment
Zoning	<p>The site is zoned <b>R2 Low Density Residential</b></p> 	<p><b>Complies.</b></p> <p>As detailed in Section 4.1 above, the proposed use of the site as a health services facility is permissible with consent pursuant to Cl. 2.60 of the T&amp;ISEPP.</p> <p>The proposal relates to a low intensity use which requires minimal external alterations to the existing built form on the site. Accordingly, it is considered that the proposal is compatible with the existing character of the surrounding R2 zone and will not result in any adverse impacts on surrounding residential dwellings. Refer to Section 5 of this report for further detail.</p>

Table 5. Compliance Assessment SLEP 2012

Clause	Description	Assessment
4.3 Height of Buildings	<p>The site is subject to a maximum building height of 9m.</p> 	<p><b>Not applicable.</b></p> <p>The proposal will not alter existing building height.</p> <p>No further consideration is required.</p>
4.4 Floor Space Ratio	<p>The site is subject to a maximum FSR control of <b>0.5:1</b></p> 	<p><b>Complies.</b></p> <p>The proposal will not alter existing GFA or FSR. The site has a total GFA of 136sqm and FSR of 0.15:1.</p>
5.10 Heritage conservation	<p>The site does not contain a heritage item and is not within a Heritage Conservation Area (HCA). The site is not in the vicinity of any heritage items.</p>	<p><b>N/A</b></p>

## 4.5 Canterbury-Bankstown Development Control Plan 2023

The *Canterbury-Bankstown Development Control Plan 2023* (CBDPC 2023) applies to all land to which the CBLEP 2023 applies, including the site. The relevant controls of the CBDPC 2023 are identified and assessed in the DCP Compliance Table provided within **Appendix 3**.

As demonstrated in **Appendix 3**, the proposed scheme demonstrates a high level of compliance with CBDPC 2023 or otherwise meet the objectives of these controls; with the exception of below controls which are considered to be acceptable on merit.

### 4.5.1 Development Engineering Standards

Section 3.1 of the CBDPC 2023 requires specific widths for Vehicular Footpath Crossings in accordance with Table 2a. As detailed in the TIA provided as **Appendix 4**, the proposed vehicular access arrangement have been designed in accordance with the relevant width, grade, and visibility requirements of the respective AS 2890 guidelines and are considered satisfactory.

With five (5) car parking spaces of User Class 1, the proposed development requires a Category 1 Driveway under Table 3.1 of AS 2890.1, being a combined entry and exit driveway of minimum width 3.0 metres to 5.5 metres.

The proposed development presents a combined entry and exit driveway of 6.2 metres. Notwithstanding the variation, the development outcome continues satisfies the requirements under AS 2890.1.

#### **4.5.2 Pedestrian Access**

Section 3.20 of the CBDP 2023 requires pedestrian entrances and exits to be separate from vehicular entrances and exits.

Noting the existing site layout and given the predominantly internal nature of the works and the provision of on-site parking, it is considered neither feasible or necessary to provide separate pedestrian and vehicle entry to the site.

## 5 Environmental Assessment

### 5.1 Built Form, Materials and Finishes

The built form of the existing dwelling on the site will primarily remain as existing. Minor external alterations and additions include the construction of a new balustrade at south elevation, updates to materials and finishes, and new business identification and directional traffic signage.

As shown in the Architectural Plans prepared by Medibuilt and provided at **Appendix 2**, external materials and finishes have been selected to match existing, resulting in negligible impact on the site's existing visual appearance within the streetscape.

Refer to an indicative site render at Figure 13 below.



Figure 13: View of the site from the south elevation (Marion Street)

Source: Medibuilt

### 5.2 Stormwater Management

Stormwater will continue to be managed in accordance with the existing arrangements. It is noted that no changes are proposed to the existing driveway surface, and the proposal will not result in any increase in impervious areas.

The application is also supported by an Erosion and Sediment Control Plan (provided within **Appendix 2**) which details the measures to be employed throughout construction phase to limit the impact of run off on surrounding sites and the environment.

### 5.3 Waste Management

Waste materials (including demolition, construction and operational waste materials) will be managed on the site and then disposed of at a waste management facility, unless able to be recycled.

A Waste Management Plan has been prepared for the proposed development by Medibuilt and is provided at **Appendix 7** to this SEE.

### 5.4 Traffic and Parking

A Traffic Impact Assessment (TIA) was prepared for the proposed development by PDC Consultants and is provided at **Appendix 4** to this SEE.

The proposal provides five (5) at-grade car parking spaces, of which one (1) is accessible, and a driveway/crossover onto Marion Street.

#### Access and Loading

Vehicular access to the site is provided via a combined entry/exit left-in-left-out driveway from Marion Street with a width of 6.2m. As detailed in the TIA, the proposed vehicular access arrangements have been designed in accordance with the relevant width, grade, and visibility requirements of the respective AS 2890 guidelines and are considered satisfactory.

The TIA details that several crashes have previously occurred between a right turning vehicle from a driveway or intersection and a vehicle traveling along Marion Street. In response, a left-in-left-out entry and exit is proposed in conjunction with directional traffic signage to minimise crash risk. Further, it is noted that the proposed arrangements have been assessed using swept path analysis and shown to operate safely and efficiently.

Waste collection will be managed on site via a private waste contractor with a vehicle up to, or equivalent in size to a 6.4m small rigid vehicle (SRV). Waste collection will generally occur outside of the practice's operating hours to ensure minimal interference to staff and visitors.

Deliveries to the site will occur outside of peak periods and utilise a B99 vehicle for essential items such as dental supplies and toiletries.

#### Car Parking

The car parking requirement has been calculated based on the requirements of the CBDCP 2023, which calls for one (1) car space per 25sqm of GFA. As such, the proposed five (5) spaces (including one (1) accessible space) are deemed acceptable and would not result in any additional demand for on-street parking. It is noted that PDC have run a swept path analysis on the proposed parking layout and have confirmed that all spaces can be accessed successfully. No bicycle or motorcycle parking spaces are provided in accordance with the requirements of CBDCP 2023.

Emergency vehicles, if required, will temporarily stand adjacent to the proposed general medical centre before following the same internal turning and exit movement as the pick-up and drop-off movement. It is however noted that despite being a form a 'medical centre', dental facilities would be much less likely to be required to accommodate emergency vehicles than more typical medical centres.

#### Traffic Generation

The traffic generation assessment undertaken for the site confirms that the development will generate a net increase of three (3) vehicle trips per hour during both AM and PM periods.

This negligible increase will have no net impact on the performance of nearby local streets or intersections, and consequently no external improvements are required to facilitate the proposed development.

## **5.5 BCA and Access**

A BCA Assessment Report was prepared for the proposed development by EBS Consulting and is provided as **Appendix 6** to this SEE. The report concludes that the proposed development complies or is capable of complying with the relevant deemed-to-satisfy provisions of the BCA 2022, subject to all matters for further consideration identified in the report being addressed in the design, and subject to compliance with all specifications included within the report.

## 5.6 Trees

An Arboricultural Impact Assessment (AIA) has been prepared by Arbor Express and is provided as **Appendix 8**. The report provides the following recommendations in relation to the protection of the existing 12 trees on site which are proposed for retention:

- The tree protection plan (refer section 5 of the AIA) must be implemented.
- Tree protection fencing is required around the TPZs (where viable) of Trees 1-12.
- All trees to be retained must be protected in accordance with AS 4970-2009, details of which are included in Appendix D of the AIA.
- No over-excavation shall be undertaken beyond the footprint of any structure unless approved by the Project Arborist.

It is noted that no trees are proposed for removal.

## 5.7 Acoustic Impact

A Noise Impact Assessment (NIA) was prepared by Pulse White Noise Acoustics and is provided as **Appendix 5**. The assessment concludes that the operational noise associated with the proposed dental practice will generally comply with the requirements provided under the NSW Environmental Protection Authority (EPA) document- '*Noise Policy for Industry*' (NPfI) 2017.

Background noise logging was undertaken at one location between 20 February and 27 February 2025. The noise logger location was selected to measure the existing noise environment representative of the potentially most affected sensitive receivers.

The assessment identifies the following nearby sensitive receivers to the site, as shown in Figure 14:

- R01 – A – 121 Marion Street, Bankstown
- R01 – B – 121 Marion Street, Bankstown
- R02 – A – 115 Marion Street, Bankstown
- R02 – B – 115 Marion Street, Bankstown
- R03 – 7 Gail Place, Bankstown





Figure 14: Locations of sensitive receivers  
Source: PWNA

The existing ambient noise environment for the nearest noise sensitive receivers is controlled by noise associated with the surrounding road networks (specifically Marion Street) and general residential suburban noises.

It is noted that details of the required mechanical services equipment and acoustic treatments to ensure the relevant noise level criteria is achieved will be provided prior to issue of a Construction Certificate (CC). It is considered that all service items proposed for the site can be acoustically treated to ensure that the relevant noise level criteria at all surrounding receivers is achieved.

As detailed in the NIA, there is one minor exceedance of the applicable noise criteria (1dB) at 121 Marion Street during peak operational periods. Notwithstanding, given this exceedance is negligible, it is not considered reasonable or feasible to provide additional noise mitigation or management measures.

## 5.8 Social and Economic Impact

The proposed use of the site as a Dental Practice will not result in any adverse social or economic impacts. The proposal will provide an essential service to surrounding residents and the broader Bankstown community within an accessible location which is well serviced by public transport.

## 5.9 Submissions

Any submissions made in relation to the proposal will be addressed following the notification period as per Council requirements.

## 5.10 Suitability of Site and Public Interest

The proposal is considered to be suitable for the site and in the public interest for the following reasons:

- The proposal is permissible in the R2 zone by virtue of Cl. 2.60 of the T&I SEPP and is consistent with the surrounding pattern of development;
- The proposal achieves compliance with the objectives of the applicable planning controls and development standards, including the CBLEP 2023 and CBDP 2023.
- The proposal will not result in any adverse amenity impacts, and will provide an essential service to surrounding residents and broader Bankstown community.
- The environmental, social, and economic impacts of the proposal have been assessed and shown to be acceptable.

## 6 Section 4.15 Assessment

The consent authority must also take into consideration the matters referred to in section 4.15(1) of the EP&A Act of relevance to the development subject of the application. Table 6 identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

Table 6. Section 4.15(1) Summary		
#	Clause	Assessment
(1)	<i>Matters for consideration—general</i> <i>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</i>	
(a)	<i>The provision of:</i>	The development will comply with the provisions of applicable EPIs that apply to the site, specifically, CBLEP 2023 and the T&I SEPP.
(i)	<i>Any environmental planning instrument, and</i>	
(ii)	<i>Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director- General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	Not applicable.
(iii)	<i>Any development control plan, and</i>	The development is generally consistent with the requirements of CBDP 2023.
(iia)	<i>Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and</i>	Not applicable.
(iv)	<i>The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</i>	The application has been prepared in accordance with the Regulations.
(v)	<i>Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,</i>	Not applicable.
(b)	<i>The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	The impacts have been assessed in Section 5 of this SEE. The assessment concludes that the proposal will not result in any unreasonable economic or social impacts upon the surrounding locality.
(c)	<i>The suitability of the site for the development,</i>	The site is suitable for the proposed use as a dental practice, given it is consistent with surrounding development and will have a minimal impact on neighbouring properties.
(d)	<i>Any submissions made in accordance with this Act or the regulations,</i>	Any submissions made in relation to the proposal will be addressed after the notification period as per Council requirements.
(e)	<i>The public interest.</i>	The proposal will be in the public interest as outlined in this SEE.

## 7 Conclusion

---

This SEE has been prepared in support of a Development Application which relates to the site known as 119 Marion Street, Bankstown.

The application seeks consent for alterations and additions and a change of use to an existing residential dwelling to facilitate a dental practice.

This SEE describes the proposed development in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the SEE provides an assessment of the relevant heads of consideration pursuant to Section 4.15 of the EP&A Act 1979.

As demonstrated throughout the SEE, the proposal is considered suitable for the site and is in the public interest as it is consistent with relevant planning controls and results in no adverse environmental impacts.

In summary, the proposal should be supported for the following reasons:

- The proposal is permissible in the R2 zone by virtue of Cl. 2.60 of the T&I SEPP and is consistent with the surrounding pattern of development;
- The proposal achieves compliance with the objectives of the applicable planning controls and development standards, including the CBLEP 2023 and CBDP 2023.
- The proposal will not result in any adverse amenity impacts and will provide an essential service to surrounding residents and broader Bankstown community.
- The environmental, social, and economic impacts of the proposal have been assessed and shown to be acceptable.

Taking into consideration the above, we request that Council provide support for this application through the issuance of a determination of approval.



**P A T C H**

PLANNING & DEVELOPMENT

Patch Planners Pty Ltd

**E** [info@patchplanning.com.au](mailto:info@patchplanning.com.au)

**[www.patchplanning.com.au](http://www.patchplanning.com.au)**