

STATEMENT OF ENVIRONMENTAL EFFECTS AND PLAN OF MANAGEMENT

For the Proposal of:

**DA LODGEMENT FOR CHANGE OF USE TO -CHINESE SAUSAGE
MANUFACTURER AT SHOP 8/254 MILPERRA RD MILPERRA**

Council District:

Canterbury Bankstown City Council

Address:

SHOP 8/254 MILPERRA RD MILPERRA

Date:

June 2025

Our Reference:

DA250620

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1 . I N T R O D U C T I O N :

1.1 Introduction

This report has been written as a Statement of Environmental Effects (SEE) to accompany the Development Application (DA) for proposed works at the above address. It should be read in conjunction with Architectural Drawings. The aim of this report is to inform the council authority as to the scope of works, the existing conditions and impact that the proposal will have on the environment, and the other social, economic and physical conditions. This report is based upon an inspection of the site, a photographic record of that inspection and a series of Architectural plans. This SEE, which forms a part of the D.A will:

- *Describe the nature of the surrounding context and their relationship to the site*
- *Describe the relationship between this development application and other developments in the area*
- *Describe the statutory framework under which the DA will be assessed.*
- *Examine the environmental effects of the proposal in light of all key issues and relevant heads of consideration*
- *Explain the means by which the proposed development complies with relevant controls applying to the area and also provide adequate & proper justification for any variance or non-compliance with controls or standards applying to the site.*

2 . T H E S I T E A N D C O N T E X T :

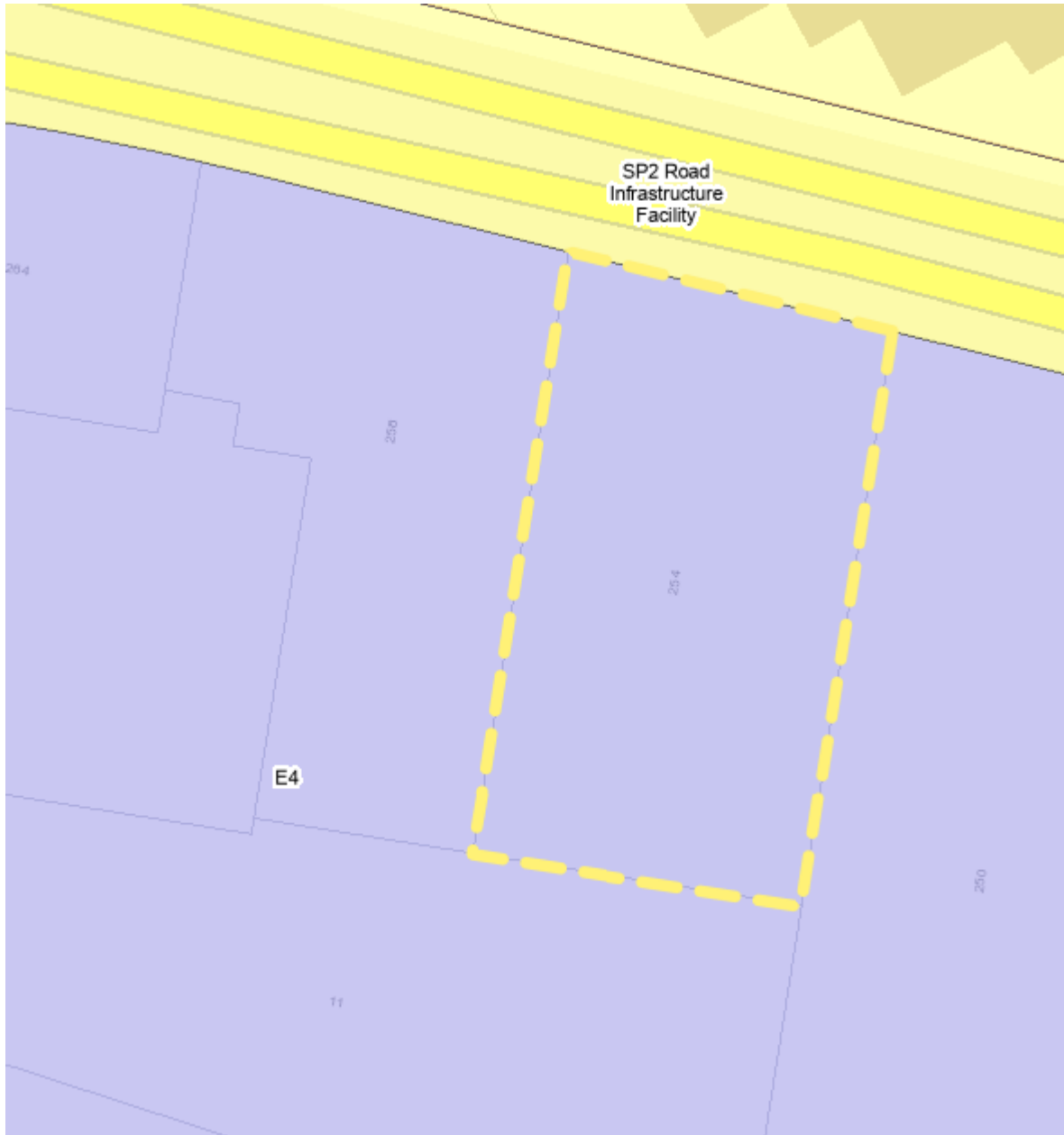


Figure 1

2.1 Location

The subject site is formally known as no. 8/254 Milperra Rd, Milperra (SP68667). Refer to figure 1.

The site is currently zone E4 under Canterbury Bankstown Local Environmental Plan 2023. The subject site has a total of 46.10m to its front boundary being Milperra Rd; and a length of 83.5m long. The overall site area is 3755sqm (appr.)

The site is shop is currently vacant. The surrounding shop is mainly manufacture and warehouse.

The subject site is not bushfire prone, nor is it listed as a heritage item or adjacent to a heritage item.

4 . 0 T H E P R O P O S A L s

4.1 The proposal

Would seek council permission to do change of use to Chinese sausage manufacturer at shop number 8.

1.Planning Controls and assessment

5.1 Canterbury Bankstown LEP

The table below summaries the proposal against Council's key control under the Canterbury Bankstown LEP

5.2. Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

5.3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

5.4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres;

Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Compliance:

The proposal to sausage manufacture does not fall in the permitted section of the LEP nor does prohibited under the LEP therefore compliance with the zone objective

5.5 Canterbury Bankstown DCP

The changes of use does not alter the footprint of the current shop and there no DCP control for a change of use.

Compliance:

Seek to approved base on merit as there is no DCP control for a change of use.

6.1 Operation and Management

The expected number of staff on site during the day is one (1).
Opening hours are 9am to 5pm Monday to Sunday

Normal operation is preparing the beef/pork mince with all ingredients on the preparation table. Use the sausage filler machine to make to mince to a sausage. Put all the sausage into the dryer curing room.

An estimate number of visitor at one time is about 1 to pick up the sausage. They can park the van or car to pick up inside the premises. No public selling in the premises.

7.1 Parking and Access

There would be 1 parking space for the staff (parking location indication on strata plan). The customer parking will be parking inside the premises and most of the time just to pick up the sausage .

8.1 Bathroom facilities

There is 1 common toilet on the premises.

9.1 Privacy, views and overshadowing

The proposal does not affect any of the external windows or façade of the building. The proposal has no impact on views of adjoining or nearby properties.

10.1 Air and noise

The natural of the business is making sausage so there would be no noise generated from the premises.

11.1 Drainage

N/A. All services are existing and not being altered.

12.1 Heritage

N/A. The building is not a Heritage Item

13. Erosion

N/A.

14. Goods sold in shop

No good is sold at the premises.

15 Loading & Unloading bay

Loading and uploading bay is inside the shop to pick and unloading item.

16 Signage

A new propose non-luminous signage in the front of shop . The total area is 2.25sqm.

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17. Fire protection equipment

Maintain all existing fire protection equipment, one located in front of the building roller door entry and existing fire extinguishers within the unit

18. Garbage and rubbish

There would be a private garbage bin inside the premises at the back for waste. All waste will be recycle and sort out before putting in the bins.

19. Conclusion

The proposal complies with all of the Council's technical design requirements and town planning objectives, and will have no significant adverse impact on any other adjoining or nearby properties.

Therefore, the local council of Canterbury Bankstown Council could reasonably approved the proposed change of use in the manner and form submitted.

We look forward to Council's advice.

Yours faithfully,

Thai Nguyen