



STRUCTABILITY⁺
CONSULTING ENGINEERS

**STATEMENT OF ENVIRONMENTAL
EFFECTS**

FOR

**RECTIFICATION WORKS TO VEHICLE
IMPACT DAMAGED
AWNING**

AT

**3/361 HUME HIGHWAY, BANKSTOWN NSW
2200**

ISSUE DATE: 11 September 2026

Structability Ref: 202607-7400 - Bankstown - Built by Haus -- Statement of Environmental Effects

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Project Details

Project Address	3/361 Hume Highway, Bankstown NSW 2200
LOT/DP	5/-/9522
Zoning	R4 – High Density Residential
Heritage	Shop Significance: Local
Consent Authority	CANTERBURY-BANKSTOWN COUNCIL
Control	Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Sustainable Building) 2022 Canterbury-Bankstown Local Environmental Plan 2023 Canterbury-Bankstown Development Control Plan 2023
Report Reference	202607-7400
Prepared By	Structability
Date	11 September 2026
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Section 1 Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of the applicant in support of a Development Application (DA) to the Bankstown-Canterbury Council. The application seeks development consent for rectification works to a damaged awning at 3/361 Hume Highway, Bankstown. The structures have been damaged by vehicle impact. The proposed works involve demolition of the damaged elements and reconstruction to reinstate the awning of the shopfront, ensuring its structural integrity, safety, and continued usability.

The purpose of this SEE is to identify and assess the planning and environmental considerations relevant to the proposal, in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). It aims to demonstrate that the proposed development is appropriate for the site, consistent with Council's planning controls, and will have minimal environmental or amenity impacts.

The SEE is divided into five sections and includes:

- A locality and site analysis;
- A detailed description of the proposed development;
- An assessment against relevant planning instruments and controls; and
- Consideration of the likely impacts, suitability, submissions and public interest;
- Followed by a conclusion.

Section 2 Site Analysis and Context

Part 2.1 The Site

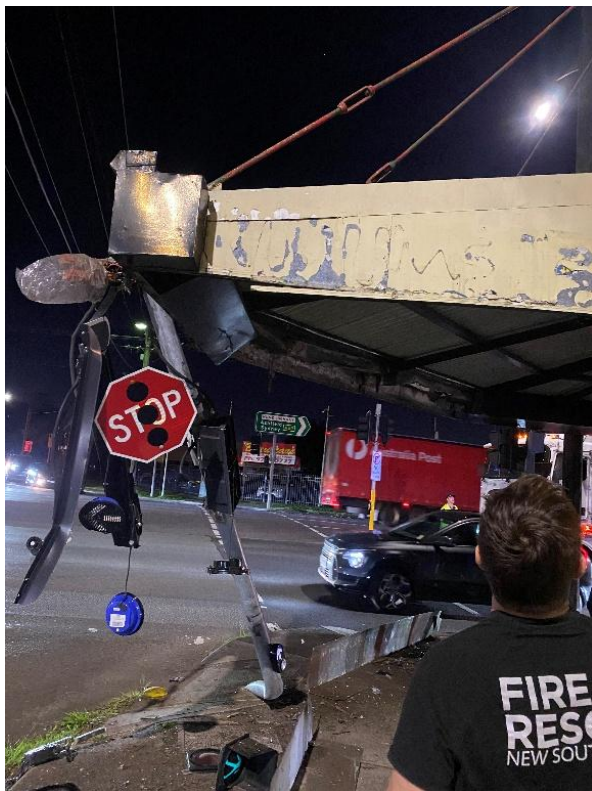
The subject site is located in the suburb of Bankstown, approximately 25 km southwest of the Sydney Central Business District (CBD), within the Bankstown-Canterbury Local Government Area (LGA).

The site is identified as Lot 5 in Deposited Plan DP9522, with the street address 3/361 Hume Highway. It is a narrow, rectangular allotment situated on the corner of the Hume Highway and Meredith Street. The total site area is approximately 363.5m², by survey.

The property currently contains a single-occupancy dwelling, with an attached shop-front, currently not in use. To the rear of the site is a concrete parking lot.

The land is zoned R4 High Density Residential under the Canterbury-Bankstown Local Environmental Plan, consistent with adjoining properties and the broader neighbourhood. Via the NSW E-Planning map, the site is not identified as containing items of biodiversity or being bushfire-prone; however, it has been identified as having heritage value, with local significance.

Site photos have been provided below.



Figures 1 and 2. Images from the night of the accident.



Figure 3. The temporary structures holding the awning in place.



Figure 4. Protective measures to prevent further damage to the awning and to protect pedestrians.

Part 2.2 The Locality

The site is situated within the local residential area of Bankstown, where development typically consists of high-density residential and mixed-use dwellings.

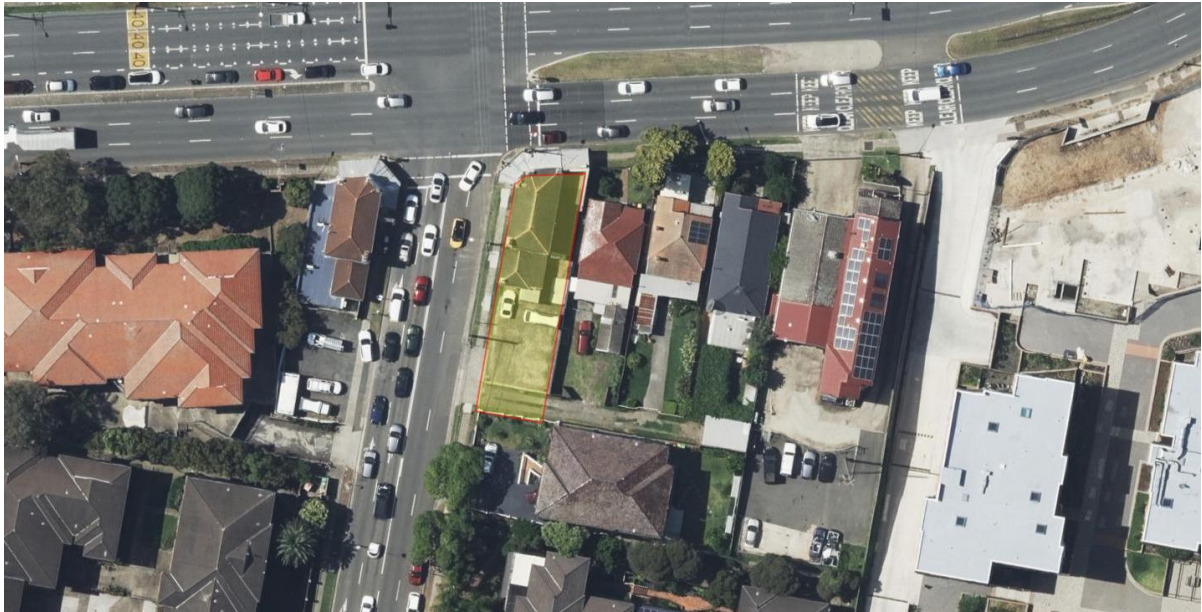


Figure 5. Aerial Photo (Source: Six Maps)

Section 3 Proposal

The proposal involves the demolition and reconstruction of the existing awning, as well as localised repair of bricks.

The proposed works comprise the following:

- Allow to demolish the awning including awning frames, tie rods, metal roof sheeting, box gutters, downpipes, etc.
- Replace existing metal roof awning including tie rods, flashing, box gutters, metal roof sheeting, purlins, soffit lining, etc as per structural and stormwater engineer's details and specifications.
- Locally replace brick to fix the strap of tie rod to make good after work as per structural engineer's details and specifications.
- Rebuild the awning as per contractors' scope and engineering specifications.

Refer to Architectural drawings prepared by Structability.

Section 4 Planning Assessment

Part 4.1 Compliance with Environmental Planning Instrument and Development Control Plan

This part provides an assessment of the environmental impacts of the proposed development, including explanations of how the proposal seeks to minimise any impacts. The assessment is based on the matters for consideration under Section 4.15(1) of the Act.

4.1.1 Canterbury-Bankstown Local Environmental Plan 2023

Part 2 Permitted or prohibited development

Provision	Compliance	Comment
2.3 Zone Objectives and Land Use Table	Yes	The subject site is located within R4 - High Density Residential under the <i>Canterbury-Bankstown Local Environmental Plan 2023</i> (CBLEP 2023). The proposed development is defined as a dwelling house and is a permissible form of development within the R4 zone with development consent. The proposed repairs aim to restore and improve the structural integrity of the building, while the like-for-like design ensures that the visual impact on the surrounding neighbourhood is minimised.
2.7 Demolition requires development consent	Yes	The metal awning is proposed to be removed and disposed of as part of the development. Demolition works are to be carried out in accordance with the provisions of AS 2601:2001 – Demolition of Structures.

Part 4 Principal development standards

Provision	Compliance	Comment
4.3 Height of Buildings	Yes	The proposed roof replacement does not alter the existing building height, which at approximately 9m complies with the requirement of 13 maximum.
4.4 Floor space ratio	Yes	The proposal does not involve any changes to the existing building areas and will not result in an increase in floor space or alter the existing FSR.

Part 5 Miscellaneous provisions

Provision	Compliance	Comment
5.10 Heritage Conservation	Yes	As the proposed works take place within a heritage site, the development requires consent. The application will be accompanied by a Heritage Impact Statement prepared by Andrew Starr which will outline the ways that the local heritage character will be retained.

Part 6 Additional Local Provisions

Provision	Compliance	Comment
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6.10 Active Street Frontages	Yes	The rectification works to the awning and frontage of the site will effectively improve pedestrian access and activity, providing shade and shelter and encouraging movement between internal and external areas of the building.
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In conclusion, the proposed removal, replacement and reinstatements above are demonstrated to be consistent with the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023. The development is compatible with the established character of the locality and is considered appropriate for the site and its context.

4.1.2 Canterbury-Bankstown Development Control Plan

Chapter 3.1 – Development Engineering Standards

Provision	Compliance	Comment
2.2.3 Internal driveway requirements	Yes	The building site already contains a parking lot to the rear which will be used for the purpose of accessibility for vehicles.
3.3.2 Disposal of storm water runoff	Yes	The application will be accompanied by a Stormwater Plan that will outline the way that the development has been design to accommodate storm water runoff disposal.

Chapter 3.3 Waste Management

Provision	Compliance	Comment
3.3.3 Residential	Yes	The application will be accompanied by a Waste Management Plan that will outline the proposed measures for the management, storage and disposal.

Chapter 4.2 Heritage Items

Provision	Compliance	Comment
4.2.2 External form and setting	Yes	The new awning is consistent with the form and scale of the heritage item. Due to the extent of damage, it is impossible to retain original fabrics in a way that ensures continued structural stability, however the replacement is on a like-for-like basis to ensure the overall look is the same. Changes to significant features are avoided wherever possible.
4.2.11 Building materials, finishes and colour	Yes	As per the DCP, a schedule of materials and finishes will accompany this application. Due to the extent of damage, original materials are not able to be reinstated, but great care has been taken to select new materials that are appropriate to the architectural style and history of the building.
4.2.13 Retail and commercial buildings	Yes	Due to the extent of damage to the awning, the original shopfront is not able to be retained or recovered. However, the proposed new awning is consistent with the character of the building type, its architectural period and style. The proposed signage will not obscure important architectural features of the shopfront and will not be neon or contain flashing lights.
4.2.17 Demolition	Yes	The job presents an exceptional circumstance by which the existing awning is not capable or retention or reuse due to the extent of damage. The application will be accompanied by a

		report prepared by a suitably qualified structural engineer to support demolition on the basis of poor structural condition.
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In conclusion, the proposed development complies with all relevant controls of the CBDP 2023 and is designed to be a positive contribution to the site and broader character of the street.

4.2 Likely impacts of the development – Section 4.15(1)(b)

The proposed development is considered to have minimal impacts. The works are confined to the existing built-up area, with no vegetation removal, ensuring the landscaped areas remain unchanged.

The awning works are modest in scale, use materials and colours that match the heritage character of the building, and will not dominate the shop frontage.

Overall, the proposal is permissible within the R4 High Density Residential zone, consistent with the existing character of the locality, and appropriate for the site and its context, with any construction impacts being temporary and readily manageable.

4.3 Suitability of the Site – Section 4.15(1)(c)

The proposed development for alterations and additions to an existing residential use, is permissible with consent in the R4 High Density Residential zone. As detailed in this SEE, the proposed developments are consistent with the objectives of the zones and complies with the objectives and controls within the CBLEP 2023 and CBDP 2023. Given the above, the site is considered suitable for the proposed development.

4.4 Submissions – Section 4.15(1)(d)

In accordance with the Act, it is anticipated that surrounding properties would be notified of this development application. Should any submissions be received, these will be considered by Council within any assessment.

4.5 Public Interest – Section 4.15(1)(e)

The proposed development is considered to be in the public interest. It involves minor alterations and additions that are confined to the existing built-up area, with no removal of vegetation or adverse impacts on biodiversity, landscape, or neighbouring properties. The works enhance the safety and functionality of the streetscape, while maintaining the historical character and amenity of the locality. The proposal complies with all relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023, including zoning, building height, and environmental controls, ensuring that the development is appropriate, sustainable, and consistent with community expectations. Any temporary construction impacts, such as noise or vehicle movements, will be managed in accordance with standard construction practices, further supporting the overall public benefit of the proposal.

Section 5 Conclusion

The proposed rectification works to the damaged awning at 3/361 Hume Highway, Bankstown have been carefully assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, with consideration of relevant environmental, social, and economic factors. The proposal involves the replacement of the awning of the building, which has been damaged by vehicle impact.

The development complies with all applicable planning controls and policies, does not result in adverse impacts on the surrounding area, and preserves the ongoing use of the property. Having regard to the careful design, siting, and compliance with relevant standards, the proposal is considered appropriate, supportable, and in the public interest, and is suitable for approval by the Canterbury-Bankstown Council.

End.