

22 October 2024

Attention: General Manager
Griffith City Council
1 Benerembah Street
PO Box 485
Griffith NSW 2680

SLR Project No.: 630.031999.00001

RE: Statement of Environmental Effects
Installation of New Signage and Minor External Works
242 Banna Avenue, Griffith NSW 2680

1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) acts on behalf of its client the Westpac Group Property (Westpac) in preparing this Statement of Environmental Effects (SEE) in support of a Development Application to Griffith City Council (Council) for works to facilitate the co-location of Westpac and St George Bank operations at 242 Banna Avenue, Griffith NSW 2680.

This Report, including attachments, provides overall comment on the proposal. It describes the site, its environs, the proposed development and provides 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).

It should be noted that all other works, including replacement internal and external signage and internal fitout works relating to the proposed co-located Westpac and St George Bank branch are considered exempt and complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. These alterations are excluded from the scope of this development application.

2.0 Site and Surrounds

The site is generally referred to as 242 Banna Avenue, Griffith NSW 2680, and legally identified as Lot 43, Section 2 in DP758476. The site currently occupies a Westpac Bank tenancy and is located within the Griffith Local Government Area (LGA).

Development surrounding the site is predominately commercial, including several hotels, restaurants, and retail premises. Commercial zoned land surrounds the site, whilst residential areas are located further to the north and south of the site. Griffith Railway Station is located approximately 180m north of the site, and Griffith Memorial Gardens are located approximately 90m northwest of the site.

Figure 1 and **Figure 2** depict the site and its immediate surrounds.

Figure 1 Site Aerial (Source: Nearmap, dated 18 April 2024)



Figure 2 Site Cadastral (Source: SIX Maps)



3.0 Proposal

The proposed development pertains to the installation of business identification, ATM replacement and minor external works associated with the collocated St George Bank and Westpac Bank tenancy. Specifically, the proposed works include:

- Replacement of 4 x existing projecting wall signs with internally illuminated projecting wall signs;
- Replacement of 1 x existing fascia sign with new internally illuminated fascia sign;
- Replacement of 1 x existing wall sign with new internally illuminated fascia sign;
- Replacement of ATM and surround;
- Other minor works as depicted within the Architectural Plans within **Appendix A**.

Excerpts of the assessable works are provided in **Figure 3**. As noted, replacement of external painting works, as well as internal alterations and signage are classified as exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and are not included in this development application.

Figure 3 Proposed External Elevation, Banna Avenue (Source: Architectural Plans)

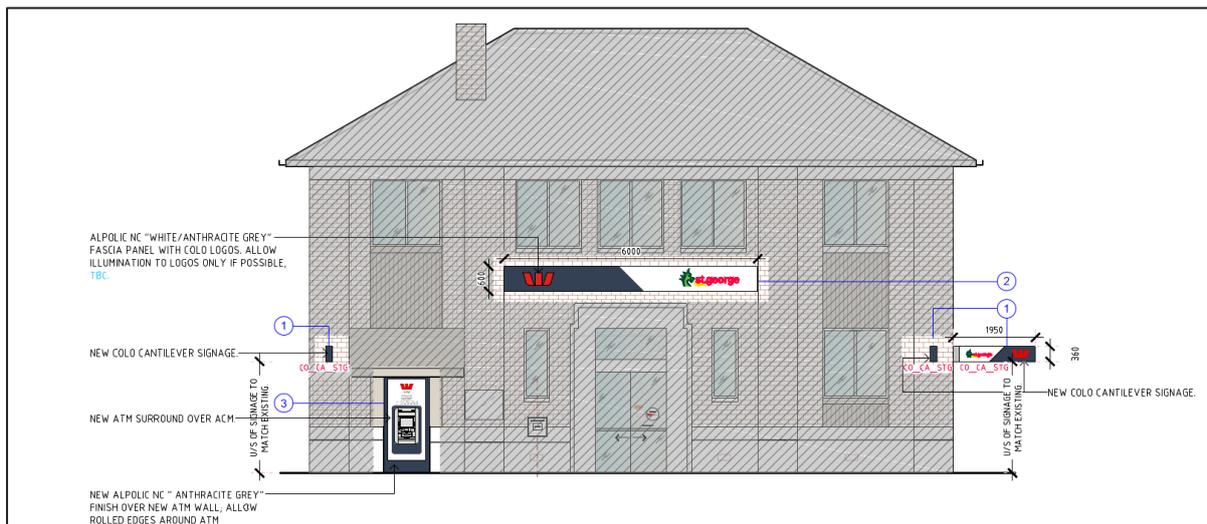
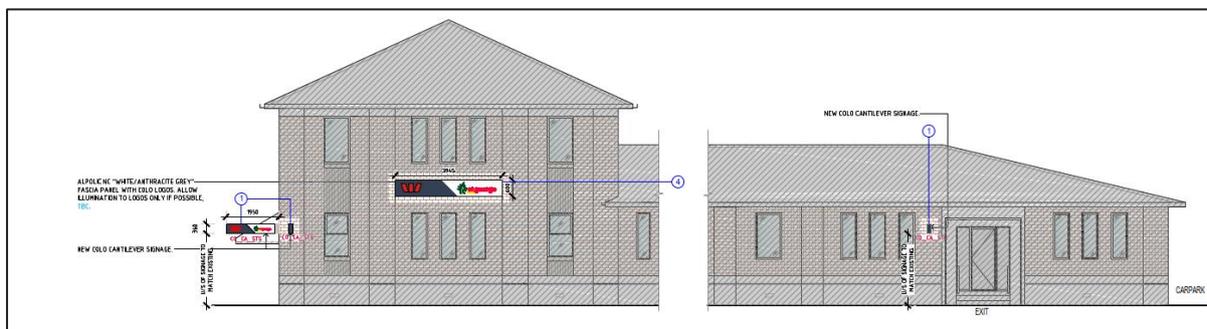


Figure 4 Proposed External Elevation, Kooyoo Street (Source: Architectural Plans)



4.0 Relevant Legislation and Planning Controls

The following legislation, Environmental Planning Instruments (EPI) and Development Control Plan (DCP) are relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979*;
- *State Environmental Planning Policy (Industry and Employment) 2021*; and
- *Griffith Local Environmental Plan 2014 (LEP)*.

4.1 Environmental Planning and Assessment Act 1979

The proposal is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 4.15 of the EP&A Act provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA.

4.2 State and Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) defines assessment criteria for the proposed signage in Chapter 3.

Clause 3.6 of the Industry and Employment SEPP states the following:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:
(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

The matters set out within Clause 3(1)(a) are discussed within **Table 1**.

Table 1 Industry and Employment SEPP – Clause 3(1)(a) Assessment

Matter	Comment
<i>(a) to ensure that signage (including advertising)—</i>	
<i>(i) is compatible with the desired amenity and visual character of an area, and</i>	The proposed signage to support the Westpac & St George Bank operations has been designed to align with the existing signage theme of the area.
<i>(ii) provides effective communication in suitable locations, and</i>	The signage provides only business identification in appropriate locations.
<i>(iii) is of high quality design and finish.</i>	All proposed signs are of a high-quality design and finish.

It is considered that the proposed signage scheme satisfies the relevant criteria outlined within the Industry and Employment SEPP. A detailed assessment of the proposal against the Schedule 5 Assessment Criteria is provided in **Appendix B** with further discussion of visual impacts provided in **Section 5.1** of this SEE.

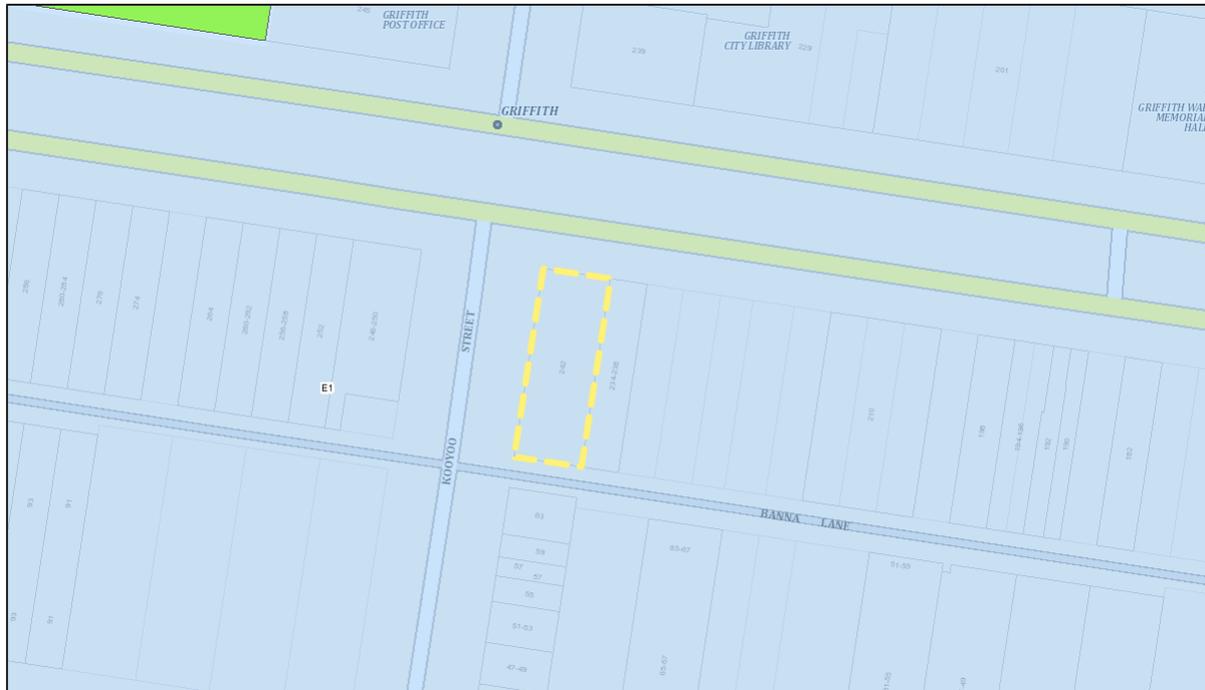


4.3 Griffith Local Environmental Plan 2014

4.3.1 Permissibility and Land Zoning

Pursuant to the *Griffith Local Environmental Plan 2014* (LEP), the site is zoned E1 Local Centre – refer to **Figure 5**.

Figure 5 Land Zoning Extract (Source: NSW Spatial Viewer)



Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that the density of commercial development reflects the needs of the local community and the capacity of the existing road and transport network.
- To generally conserve and enhance the business centre precincts by ensuring that new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of the precincts.
- To enable development for residential purposes if adequate amenity is provided for residents of residential buildings and the land is not required for commercial use.

2 Permitted without consent

Environmental protection works; Home-based child care



3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

The proposed works maintain the current land use of the tenancy, defined as a commercial premises, and are therefore permitted with consent from Council. Moreover, the proposal is consistent with the zone objectives of E1 Local Centre, encouraging investment in commercial development and contributing to vibrant, diverse and functional public spaces.

4.3.2 Applicable and Relevant Clauses

Clause 5.10 Heritage Conservation

(1) **Objectives** *The objectives of this clause are as follows—*

- (a) to conserve the environmental heritage of Griffith,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed works are minor, relating to the removal and replacement of signage, replacement of the ATM and surrounds, as well as minor external make good works, as specified within **Section 3**. Overall, the works are considered minor, do not significantly alter the presentation of the building to the street and are unlikely to result in any adverse impact on the heritage significance of the *Banna Avenue Precinct Heritage Conservation Area*.



5.0 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15 (1) of the EP&A Act which are relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

The proposed development generally complies with or is consistent with all relevant planning instruments and controls, as established in **Section 4**, in that:

- *Commercial premises* are permitted with consent in the E1 Local Centre zone pursuant to Griffith LEP 2014. The works are ancillary to the current commercial use of the land; and
- The proposal is compliant with the provisions of State Environmental Planning Policy (Industry and Employment) 2021.

5.2 Visual Impact

The proposed signage and external works will have negligible impact on the visual amenity of the site and surrounding area considering the existing built environment, commercial character, and visual qualities of the Griffith LGA.

Moreover, the minor scale of the proposed development ensures the illumination of the signage does not cause light spill into the public domain likely to impact amenity or safety.

5.3 Noise Impact

It is expected that the noise generated during the construction phase will not adversely affect nearby businesses given the minor scale and intensity of the works. Use of equipment during construction will be managed in accordance with the relevant NSW Construction Noise Guidelines.

5.4 Waste Management

The proposal will generate minimal waste during the construction phase. However, operational waste will remain as existing. A Waste Management Plan (WMP) has been prepared and included at **Appendix C**.



6.0 Conclusion

The proposed external signage and minor works at the existing Westpac Bank tenancy at 242 Banna Avenue, Griffith NSW 2680, are considered minor in nature and are anticipated to have a neutral impact on the amenity of the area.

Overall, the proposal comprises minimal social and environmental impact on Griffith and the LGA as a whole. The proposal is consistent with the relevant controls of the Griffith LEP 2014.

Through the proposal's merits and the absence of any significant adverse environmental impacts, this DA is considered to be in the public interest and recommended for Council's support subject to standard conditions of consent.

We thank you for the opportunity to lodge this application and look forward to timely development consent. If you have any queries with any of the above, please do not hesitate to contact the undersigned.

Kind regards,

SLR Consulting Australia



David Cant

Project Consultant – Planning
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Appendices

Appendix A – *Architectural Plans*

Appendix B – *Compliance Tables*

Appendix C – *Waste Management Plan*



Appendix A – Architectural Plans



Appendix B – Compliance Tables**Table 2 SEPP (Industry and Employment) Schedule 5 Assessment Criteria**

Assessment Criteria		Comment	Compliance
1) Character of the area	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the scale of the existing building and consistent with the character of the area.	Y
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Yes, the proposed works are consistent with the theme of the area and allows for the continuation and growth of the area.	Y
2) Special areas	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?	The proposed signage is not of a scale to cause any significant detraction from the amenity and visual quality of the area.	Y
3) Views and vistas	Does the proposal obscure or compromise important views?	The proposed signage does not obscure or compromise important views.	Y
	Does the proposal dominate the skyline and reduce the quality of vistas?	As above. The signage will not dominate the skyline or reduce the quality of vistas.	Y
	Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any advertising.	Y
4) Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the signage is proportionate to the building and existing on-site signage. It is appropriate for the commercial character of the area.	Y
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the visual interest of the site in context of its mixed-use setting.	Y
	Does the proposal reduce clutter by rationalizing and simplifying existing advertising?	The proposed signage will not cause proliferation or clutter, as it has been designed to be located in a compatible manner that integrates into the existing building.	Y
	Does the proposal screen unsightliness?	The proposal does not screen unsightliness.	N/A
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No, proposed signage does not extend beyond the built form.	Y
	Does the proposal require ongoing vegetation management?	No.	N/A



Assessment Criteria		Comment	Compliance
5) Site and building	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?	The signage has been designed to be compatible with the existing built form and site characteristics.	Y
	Does the proposal respect important features of the site or building, or both?	The proposed signage does not detract in any way from important features of the building or site.	Y
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed business identification signage is of a modern high-quality design.	Y
6) Associated devices and logos with advertisements and advertising structures	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?	The proposed signage is affixed to the building. All fixtures have been designed to be compatible with the proposed signage.	Y
7) Illumination	Would illumination result in unacceptable glare?	No, the proposed signage will not result in excessive glare. The brightness of the signs is configurable.	Y
	Would illumination affect safety for pedestrians, vehicles or aircraft?	As above. The signage does not raise safety concerns relating to excessive illumination or light spill.	Y
	Would illumination detract from the amenity of any residence or other form of accommodation?	No, the proposed signage will not detract from amenity of any residence or form of accommodation.	Y
	Can the intensity of the illumination be adjusted, if necessary?	The brightness level of the display can be adjusted if necessary.	Y
	Is the illumination subject to a curfew?	The signs will only operate in conjunction with the premises.	Y
8) Safety	Would the proposal reduce the safety for any public road?	The signage will not impact road safety on any public road.	Y
	Would the proposal reduce the safety for pedestrians or cyclists?	No, the signage will not impact the safety of pedestrians or cyclists.	Y
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, sightlines are not impacted by the proposal as signage at an appropriate scale.	Y



Appendix C – Waste Management Plan

