

STATEMENT OF ENVIRONMENTAL EFFECTS

To Accompany a Development Application To the City of Canterbury Bankstown



**Demolition of Existing Structures and the establishment of a
Two storey Industrial/Warehouse building to accommodate a
tofu processing business**

at

No. 28 Seddon Street, BANKSTOWN

**Prepared for:
Consultant Town Planner:
Date:**

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1.0 INTRODUCTION

1.1 TERMS OF REFERENCE

MJB Urban Planning has prepared this Statement of Environmental Effects in support of a proposed development comprising the demolition of existing structures and the establishment of a new two storey building at No. 28 Seddon Street (corner Adept Lane), Bankstown.

The purpose of this Statement is to address the planning, any environmental issues associated with the proposed development and specifically to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 4.15 of the Environmental Planning and Assessment (EP&A) Act, 1979, and the relevant Council environmental planning instruments and development control plans. They are:

- ❑ Bankstown Local Environmental Plan 2015 (LEP)
- ❑ Bankstown Development Control Plan 2015 (DCP)

1.2 SITE ANALYSIS



Figure 1: Location Plan (source – six maps not to scale)

The subject site has been inspected in which adjoining and surrounding properties have been noted. The proposed development in our view will not have any significant detrimental impact upon adjoining industrial properties or the environment.

Key features of the proposal in relation to the site are outlined below:

- ❑ The proposed two storey building will achieve an acceptable internal working environment for employees and for the business operations. During design stage a careful site analysis of the subject land and acknowledgment of adjoining and surrounding development results in no significant environmental impact in terms of loss of significant vegetation or amenity to adjoining or surrounding properties.
- ❑ The proposal generally meets the relevant technical and performance requirements expressed by the LEP and DCP. Overall, the proposal is consistent with the existing/future and desired bulk and scale of the industrial character emerging within the locality.



Figure 2: Seddon Street viewed north-east

2.0 SUBJECT SITE CONTEXT

2.1 LOCATIONAL CONTEXT

The subject land is located at Bankstown, within an area zoned for industrial development. Our assessment of the proposed two storey building and use has not identified any significant environmental impacts likely to occur as a result of the proposed development. An inspection of the immediate locality reveals similar developments. It is considered that the proposal is reasonable in the context of Seddon Street, to its surroundings and Council's objectives for sustainable development within the locality.

2.2 DESCRIPTION OF THE SUBJECT SITE

2.2.1 Site Description

The subject site is legally known as lot 23 in DP 10227. The site at No.28 Seddon Street, corner Adept Lane, Bankstown currently accommodates an industrial use within a single storey brick, rendered and corrugated iron building with metal roof. The site has vehicular access to Seddon Street frontage of 13.085 metres with a splay of 2.155 metres, a south-western secondary street frontage to Adept Lane of 48.77 metres. The rear south-eastern boundary has a length of 14.61 metres while the north-eastern side boundary measures 50.29 metres. The subject land has an area of 733.5m².



Figure 3: The subject site in street context with adjoining properties.

2.2.2 Surrounding development

The surrounding development is generally single and two storey industrial buildings. Adjoining to the northeast at No. 26 is a single storey concrete block building with metal roof.

Adjoining to the southeast west (rear boundary) fronting Arkley Street at No. 22 is occupied by a single storey concrete block warehouse with metal roof.



Figure 4: Development opposite to the north.



Figure 5: Parking and Reserve opposite the subject site fronting Adept Lane.



Figure 6: The existing side building elevation of No. 28 facing Adept Lane.



Figure 7: The rear section of the subject site fronting Adept Lane.



Figure 8 The rear adjoining property at No. 22 Arkley Street.

2.2.3 Vegetation and Topography

The subject property has limited vegetation, but contains a large tree located in the front street reservation which is to be retained at this stage. The land is relatively level.

2.2.4 Utilities Services and Drainage

It is not envisaged that there will be any problems in providing these services, as they are currently available for the existing property and available to surrounding land uses.

3.0 OUTLINE OF PROPOSED DEVELOPMENT

3.1 DETAILS OF THE PROPOSED BUILDING WORK

The proposal comprises demolition of all structures on-site and the establishment of a two storey industrial building to facilitate production, storage, distribution of Tofu and appropriate signage.

The intended hours of operation for the Tofu production would be between 6.00am ad 6.00pm 7 days a week, with 5 to 6 employees onsite at any given time. Deliveries will be 1 to 2 per week during daylight hours. The development is detailed in plan below.

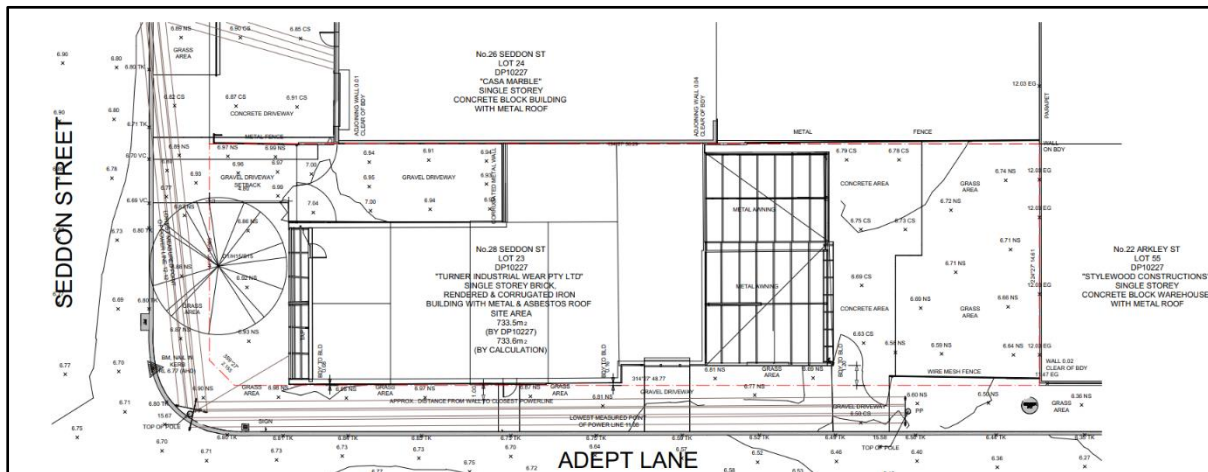


Figure 9: Existing building (not to scale)

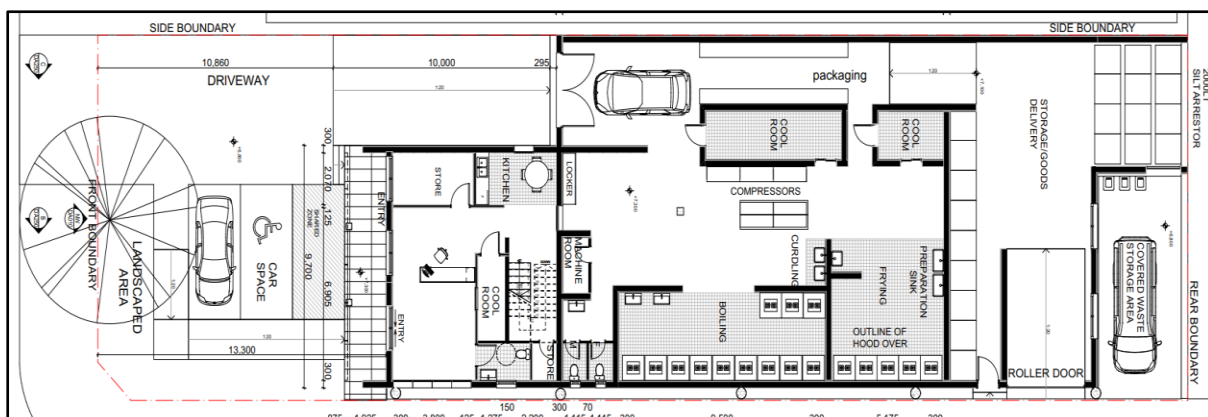


Figure 10: The proposed ground floor level (not to scale)

Ground floor level – the indented building will be for the processing and storage of Tofu. The ground level accommodates vehicle access from both Seddon Street and Adept Lane, the new building will front Seddon Street with entry, storage, kitchen internal stair access. The middle section of building will accommodate a machine room, amenities, boiling area, cool room, packaging and a separate section for frying and preparation. The rear section of building provides for loading of goods by vehicles together with coverage waste area.

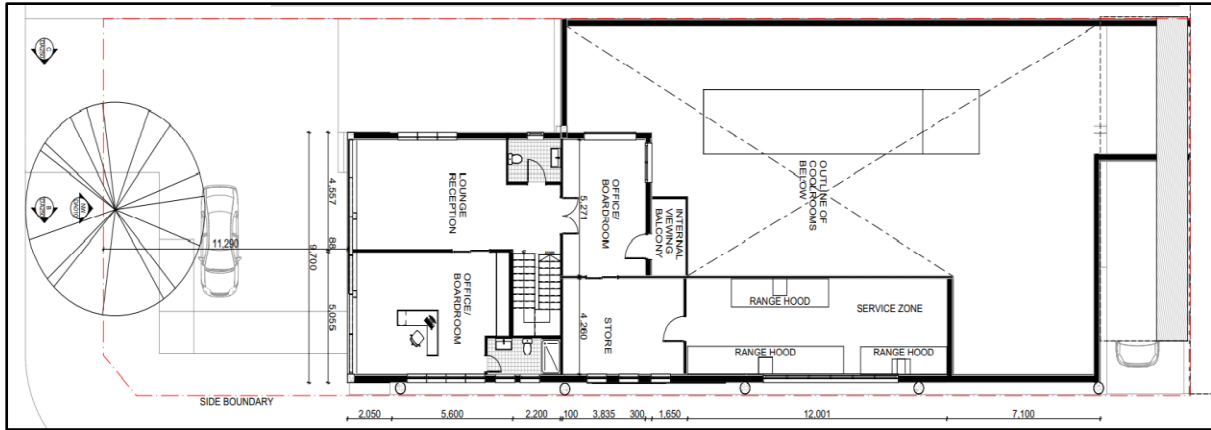


Figure 11: The proposed first floor level (not to scale)

First floor level – the first floor level consists of offices, lounge and reception, amenities, storage and service room.

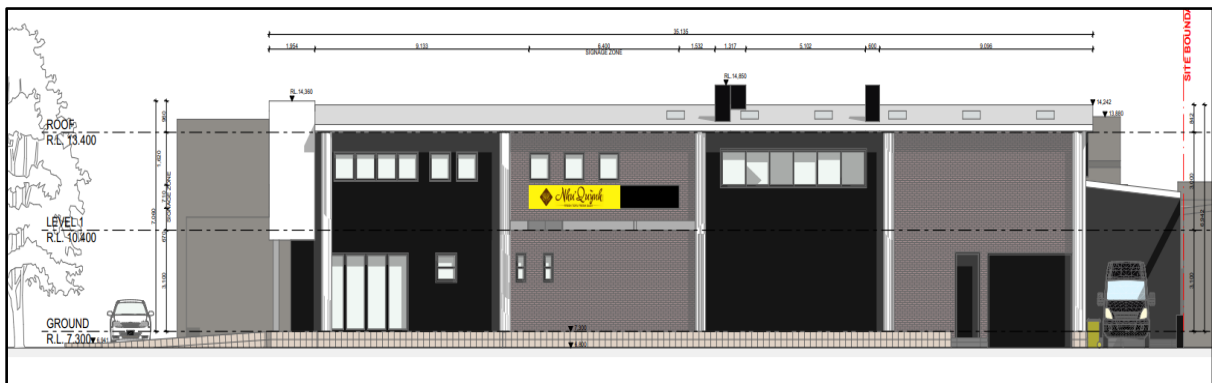


Figure 12: The proposed building elevation fronting Adept Lane (not to scale)



Figure 13: The proposed finished development (not to scale)

4.0 STATUTORY PLANNING CONTROLS

4.1 BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

Under the provisions of LEP 2015, the subject site is Zoned IN2– Light Industrial. The proposed development for a ‘food and drink premises’/‘Warehouse or distribution centre’ are therefore permissible under the provisions of the LEP 2015. The development proposal will be assessed against the relevant clauses of LEP 2015.

4.1.1 1.2 AIMS OF PLAN

- "(1) This Plan aims to make local environmental planning provisions for land in Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) The particular aims of this Plan are as follows—*
- (a) to manage growth in a way that contributes to the sustainability of Bankstown, and recognises the needs and aspirations of the community,*
 - (b) to protect and enhance the landform and vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Bankstown,*
 - (c) to protect the natural, cultural and built heritage of Bankstown,*
 - (d) to provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas of Bankstown,*
 - (e) to minimise risk to the community in areas subject to environmental hazards by restricting development in sensitive areas,*
 - (f) to provide a range of housing opportunities to cater for changing demographics and population needs,*
 - (g) to provide a range of business and industrial opportunities to encourage local employment and economic growth,*
 - (h) to provide a range of recreational and community service opportunities to meet the needs of residents of and visitors to Bankstown,*
 - (i) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,*
 - (j) to concentrate intensive trip-generating activities in locations most accessible to rail transport to reduce car dependence and to limit the potential for additional traffic on the road network,*
 - (k) to consider the cumulative impact of development on the natural environment and waterways and on the capacity of infrastructure and the road network,*
 - (l) to enhance the quality of life and the social well-being and amenity of the community."*

Comment - The new industrial building is permissible under LEP 2015 and have been considered against the relevant aims, and in our opinion, the proposal meets with those relevant aims of the LEP 2015 in terms of minimising adverse impacts on the natural and built environment, providing improved light industrial facilities while protecting the amenity of adjoining properties. The remaining pertinent clauses of the LEP 2015 are outlined and discussed below.

4.1.2 ZONE IN2– LIGHT INDUSTRIAL

"1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.*
- To encourage employment opportunities and to support the viability of centres.*

- *To minimise any adverse effect of industry on other land uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To support and protect industrial land for industrial uses.”*

Comment - The subject site is zoned IN2 – Light Industrial. Under this zoning, the proposed two storey building and intended uses are permissible.

An assessment of the LEP 2015, reveal, in our view the development proposal is not in conflict with the zone objectives in terms of:

- Providing improved diverse industrial facilities for the changing demographics'
- Not being in conflict with current day to day services for other land uses',
- not impacting ecological or cultural and aesthetic values,
- the development will be commensurate with the surrounding industrial built form and character,

Overall, it is our opinion is that the proposal as submitted to council can sustain council's requirements for such a development without being detrimental to the intent of the LEP 2015 zoning objectives.

4.1.3 CLAUSE 4.3 - HEIGHT OF BUILDINGS

Under the provisions of clause 4.3 (2) of the LEP 2015, the subject land has no maximum building or wall height.

Notwithstanding, the maximum building height of the two storey industrial building is 8.00 metres.

Nonetheless, the proposed two storey building will not generate any significant adverse environmental impacts on the immediate industrial precinct or the opposite reserve to Salt Pan Creek. The following key features of the development proposal are expressed below;

- ❑ The proposed two storey building envelope, will not give rise to any significant impacts to adjoining or surrounding industrial properties with regards to loss of sunlight or privacy;
- ❑ The building provides for a positive outcome in terms of building appearance and will positively contribute to the streetscape and day to day needs of the community.

4.1.4 CLAUSE 4.4 – FLOOR SPACE RATIO

Under the provisions of clause 4.4 (2) of LEP 2015, the subject land has a maximum floor space ratio of 1:1. The proposed two storey building will have a complying maximum floor area of ground floor, 403.58m², first floor, 178.55m² – total 582.13m² or 0.79:1 floor space ratio.

Notwithstanding full compliance with floor space ratio, the notable outcomes of the development are:

- ❑ The finished building will achieve a much needed visual enhancement in new modern development for the precinct thus, being a positive outcome for the locality,
- ❑ The finished building will accommodate a positive view from the streetscape/public domain.
- ❑ The proposal is of high quality architectural detail, practical in design, consistent with the Council's objectives for the site and will not have any negative impact on the built or natural environment.

4.1.5 CLAUSE 6.1 – ACID SULFATE SOILS

The subject site is listed as a class 4 Acid Sulfate Soils category, the development proposed will not have any significant impact on the soil quality. The proposed building will only require minor site preparation works. Notwithstanding, it is anticipated from site inspections, the proposal will not significantly alter the water table or compromise adjoining properties soil quality. These actions also meet with the relevant provisions of clause 6.2.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

The DCP provides objectives, performance requirements and preferred solutions, which apply to development on all zoned land, in order to ensure development has minimal impact on the natural and built environment.

5.2 PART B3 – INDUSTRIAL PRECINCTS

The subject site has been inspected together with the immediate and surrounding locality. The local area is predominately light industrial, comprising older buildings with manufacturing, food production and car services. The proposed development is an attractive addition to the streetscape and precinct.

5.3 SECTION 2 – BUILDING ENVELOPES

5.4 -Site Coverage

The proposed development will achieve a complying site coverage of 512.86m² or 69.69%.

5.5- *Setbacks to primary and secondary road frontages of allotments*

The proposed building does not front any major road. The primary setback from Seddon Street is 11.290 metres.

5.6- *Setbacks to side and rear boundaries of allotments*

To best utilise the allotment, the side boundaries will provide a zero setback from the north-eastern side boundary with number 26 (Casa Marble) which has its building on the boundary. The building wall is setback 500mm from the Adept Lane boundary. The rear setback will observe an approximately 3.0 metres setback off the adjoining factory wall on the common boundary to allow for a covered waste storage area and driveway.

5.7 SECTION 3 – BUILDING DESIGN

Facade design - The proposed industrial building accommodates this section of the DCP in terms of facade design and corner articulation to provide visual interest, as detailed below at figures 12 to 15 below.

The overall development will accommodate an attractive addition in built form to the precinct while providing additional employment opportunities and a business to serve the day to day needs of the community,



Figure 14: The proposed finished development (not to scale)



Figure 15: The proposed finished front façade & signage (not to scale)

Roof design - The proposed roof design will be a flat roof that will accommodate skylights for improved light source within the building.

Safety and security -. As depicted from the submitted plans, safety and security has been resolved with the building's main entry off Seddon Street with appropriate glazing to both floor levels that overlook both Seddon Street and Adept Lane

5.8 SECTION 4 - ENVIRONMENTAL MANAGEMENT

The design approach to this project is to provide a pragmatic development that addresses acoustic amenity with functionality towards the floor plan layout that achieves a balanced safe work environment. With regards to passive recreation, the park opposite the subject site adds to the wellbeing of employees during lunch or intermittent breaks.

Acoustic privacy – the proposal addresses acoustic privacy as the new building is of solid construction under the requirements of the NCC in terms of sound proofing and the like. It is noted that residential development is not located in the vicinity of the subject site.

Pollution control – pollution control is an important feature of the development as it provides appropriate food preparation control and waste collection. To ensure that the intended operations are carryout, Council can reinforce such measures through conditions of consent.

Open space – the development provides landscaped area at the front of the premises adjacent to Seddon Street and will maintain the grass verge along Adept Lane.

5.9 SECTION 5 – ANCILLARY DEVELOPMENT

Front fences – as the proposed building will be built to the northern side boundary, except for the front boundary, there will be no boundary fencing. However, security fencing will be provided at the rear off Adept Lane for the cover waste area.

Business and building identification signs – the perspectives above, indicate the unobtrusive detail for the business signage that integrates with the building design. The intended signage only identifies the subject business with no third party signage. Refer above to figures 14 & 15.

Food premises – the proposed processing of tofu, will meet the relevant provisions under any State or Local Government food standards.

5.10 PART B5 – IPARKING

The development proposal will provide for one car space within the building having access off Seddon Street. A further two car spaces can be accommodated as hard stand tandem spaces. The rear of the premises will house a car space for the deliveries and general parking needs. It should be noted, that opposite the site to the south-west, there is ample on-street angled parking along Adept Lane that can be utilised by the proposal. Refer to figure 16 below.

Notwithstanding that the proposed development and intended use may not provide the required onsite parking under the DCP, the existing surrounding on-street parking in both Seddon Street and Adept Lane is more than adequate for the 5 to 6 employees who will car share or arrive by public transport.

To this end, it is requested that Council give favourable consideration to the parking arrangements, as the development itself is a much needed business that serves the community.

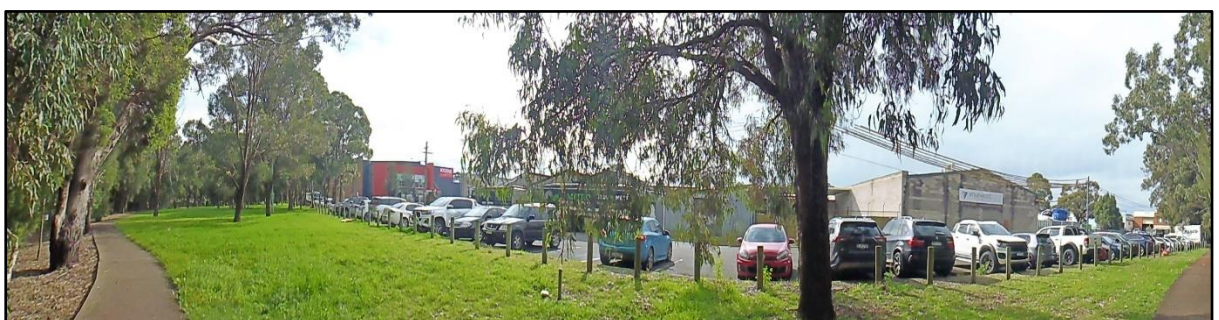


Figure 16: The existing Adept Lane parking opposite the proposed development

5.11 PART B13 – WASTE MANAGEMENT AND MINIMISATION

SECTION 6 – INDUSTRIAL DEVELOPMENT

As detailed in the submitted plans, the rear of the proposed building will provide a dedicated waste storage area that will also accommodate the service vehicle. It is considered that the volume of waste is not excessive and will be manageable in terms of storage and collection, thus meeting the required provisions of the Waste Management Guide for New Development.

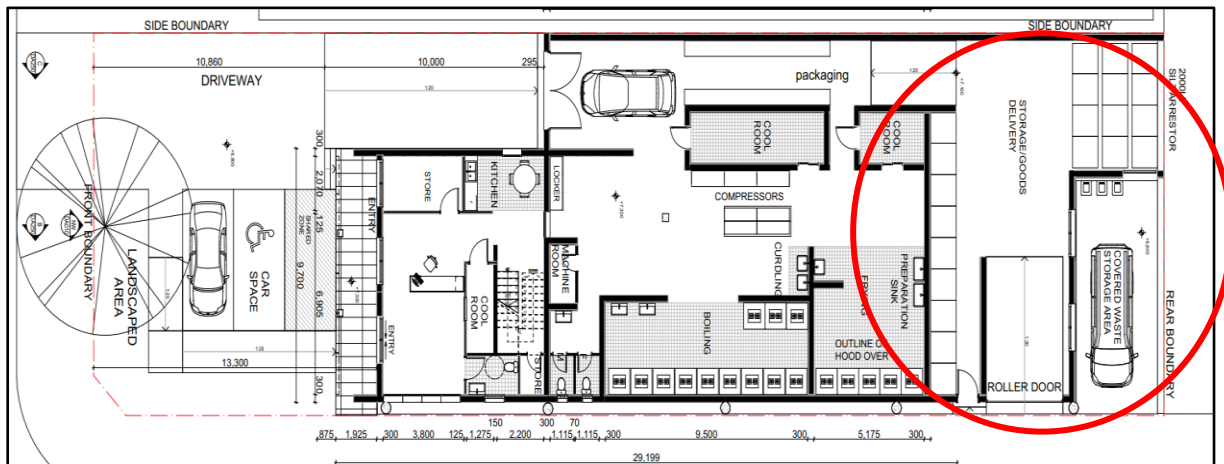


Figure 17: The proposed location of the waste storage area (not to scale)

6.0 SECTION 4.15 - ASSESSMENT OF ENVIRONMENTAL EFFECTS

- 6.1 The following table provides an assessment of the development application having regard to the matters for consideration under Section 4.15 of the Environmental Assessment Act, 1979.

Section 4.15 (1) (a) (i) The provisions of any environmental instrument (EPI) State Environmental Planning Policies, Regional Environmental Plans, Local Environmental Plans	
Primary Matters	Assessment
What are the relevant epi's	<i>Bankstown Local Environmental Plan 2015. (LEP).</i>
What is the relationship between the epi's	<i>Bankstown Local Environmental Plan 2015 is the controlling document and applies to the proposed development controls, land uses, & FSR within Zone IN2.</i>
Does the proposal satisfy the requirements and development standards of the epi?	<i>The proposed two storey building and use are permissible uses and satisfy the objectives of the LEP.</i>
Is the landuse permissible in the landuse zone?	<i>Yes – The development is a permissible use within the IN2- Light Industrial zone expressed by the LEP.</i>
Is the proposal consistent with the aims and objectives of the epi and the landuse zone?	<i>Yes – The proposal fully meets the objectives of the LEP in terms of industrial development.</i>
Are there advertising and notification requirements?	<i>The development proposal will be notified under Council's requirements.</i>
What are the concurrence, consultation and referral requirements?	<i>Refer to the LEP</i>
Are there matters specified for consideration in epi's?	<i>Yes – See Report</i>
Are there any other relevant provisions in epi's?	<i>No</i>
Is a Clause 4.6 variation needed to vary the development standards?	<i>No. fully compliant</i>
Section 4.15C (a) (ii) The provisions of any draft environmental planning instrument (EPI) Draft State Environmental Planning Policies, Draft Regional Environmental Plans, Draft Local Environmental Plans	
Primary Matters	Assessment
What is the status of the draft EPI and when will it come into force?	<i>Not relevant</i>
In what ways does the draft EPI impact on the proposal?	<i>Not relevant</i>
Are there savings and transitional clauses in the draft EPI – if so, what effect will these have?	<i>Not relevant</i>
Is the proposal consistent with the aims, objectives and provisions of the draft EPI?	<i>Not relevant</i>

What happens if the development is not consistent with the draft EPI?	<i>Not relevant</i>
Section 4.15C (1) (a) (iii) Any Development Control Plan	
Primary Matters	Assessment
What are the relevant DCP's	<i>Bankstown Development Control Plan 2015 (DCP) applies and has been considered as part of the development.</i>
Is the proposal consistent with the DCP?	<i>The development proposal is consistent with DCP 2015.</i>
What are the aims and objectives of the DCP?	<i>Refer to the Statement of Environmental Effects under relevant headings.</i>
Does the proposal comply with development standards in the DCP? If the proposal does not strictly comply with the standards in a DCP, does it have merit in satisfying the objectives of the standards, and how then should it be dealt with?	<i>The proposed two storey building meets with the DCP and satisfies the aims and objectives of the DCP and relevant sections contained within. The Statement of Environmental Effects has detailed the DCP and those sections that are applicable to the development proposal.</i>
Are there requirements for consultation, advertising, notification or referrals in the DCP?	<i>Yes</i>
Are there any matters specified for consideration in the DCP?	<i>N/A – Refer to the Statement of Environmental Effects</i>
Are there any other special provisions in the DCP?	<i>No.</i>
Section 4.15C (1) (a) (iv) Any matters prescribed by the regulation.	
Primary Matters	Assessment
Does the policy apply to the coastal zone of the Council area specified In Clause 66 EP&A Regulation?	<i>Not relevant</i>
Is the proposal consistent with the 'strategic actions' and the 'design and Locational principles' for development control in the policy?	<i>Not relevant</i> <i>Not relevant</i>
Section 4.15 C (1) (b) The likely impacts of the development	
Context and setting	Assessment
Relationship to regional and local context in terms of: <ul style="list-style-type: none"> • Scenic qualities and features of the landscape; • Character and amenity of locality and streetscape; • Scale, bulk, height, mass, form, character, density and design of development in the locality; • Previous and existing uses in the locality. 	<i>Refer to Statement of Environmental Effects</i> <i>Positive – the proposed two storey building will sit comfortably within the context of existing surrounding development and the natural environment.</i> <i>Positive – the proposed development is consistent with Council's desired built form for the locality.</i> <i>Positive – there is no serious conflict with existing surrounding land uses.</i>

<p>Potential impacts on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • Relationship and compatibility of adjacent land uses; • Sunlight access (overshadowing); • Visual and acoustic privacy; • Views and vistas; • Edge conditions such as boundary treatment and fencing. 	<p><i>Refer to Statement of Environmental Effects. The proposed development acknowledges adjoining land uses.</i></p> <p><i>There will be no detrimental impact on solar access to adjoining properties from the proposal as the building have complying boundary setbacks.</i></p> <p><i>Visual and acoustic privacy will be maximised from the building due to window location, structure, floor plan and boundary setbacks.</i></p>
Access, transport and traffic	
Primary Matters	Assessment
Provisions for vehicles, pedestrians, bicycles and the disabled within the development and the locality	<i>Onsite parking will be provided and supplemented, if needed across the road in Adept Lane and on Seddon Street.</i>
<p>Impact on:</p> <ul style="list-style-type: none"> • Travel demand; • Dependency on motor vehicles; • Traffic generation and the capacity of the local arterial road network; • Public transport availability and use; • Conflicts within and between transport modes; • Vehicles parking spaces. 	<i>These matters are considered to have been dealt with adequately by the proposed development and pose no problems in terms of transport.</i>
Public Domain	
Primary Matters	Assessment
<p>Potential impact on the public domain in terms of:</p> <ul style="list-style-type: none"> • Public recreational opportunities in the locality; • Amount location, design use and management of public spaces in and around the development; and • Pedestrian linkages and access between the development and public areas. 	<i>No impact to any public domain will occur. The proposal is consistent with adjoining and surrounding land pattern and development and will not have any negative impact from the public domain.</i>
Utilities	
Primary Matters	Assessment
<p>Demands on utilities supply in terms of:</p> <ul style="list-style-type: none"> • The needs of the development – water supply, sewer electricity and gas; and • Availability and capacity of utilities. 	<p><i>Sydney Water and Energy providers will be contacted to establish that there would be no problems in provision of water, sewer and electricity to the site for the proposed building work.</i></p> <p><i>It is not anticipated there will be any problems in providing these services, as all services are currently available for existing and surrounding land.</i></p>

Affect of utility supply on the environment.	<i>No negative effects are anticipated. These services are currently within the subject site and adjoining properties.</i>
Heritage	
Primary Matters	Assessment
<p>Affect on heritage significance of the property or adjacent properties, including:</p> <ul style="list-style-type: none"> • The heritage significance of items, landscapes areas, places, relic and practices; • The historic, scientific, social, aesthetic, anthropological, cultural, spiritual, archaeological (Aboriginal, non-Aboriginal and underwater) significance; and • Aboriginal, non-Aboriginal and natural heritage. 	<p><i>The subject site is not listed as heritage. The intended development will not have an impact upon the natural environment or adjoining properties.</i></p> <p><i>The site is not known to have any Aboriginal, non-Aboriginal or natural heritage.</i></p>
Is any heritage study, conservation planning, conservation management plan or statement of heritage impact required?	<i>The subject property is not located within a heritage conservation area.</i>
Other land resources	
Primary Matters	Assessment
<p>Would development have an effect on conserving and using valuable land resources such as:</p> <ul style="list-style-type: none"> • Productive agricultural land; • Mineral and extractive resources; <p>and</p> <p>Water supply catchments.</p>	<p><i>Not relevant</i></p> <p><i>Refer to the Statement of Environmental Effects</i></p>
Water	
Primary Matters	Assessment
<p>Impact on the conservation of water resources and the water cycle in terms of;</p> <ul style="list-style-type: none"> • The water needs of the development; • The uses of water saving devices, for example, toilets, faucets, washing and irrigation equipment; • Water supply sources; • Treatment, re-use and disposal of waste water and runoff; 	<p><i>The proposed two storey building has the use of water saving devices such as dual flushing toilets and appropriate fittings.</i></p> <p><i>The proposal is considered unlikely to result in any adverse effects in the locality in terms of water or air</i></p>

<ul style="list-style-type: none"> • Drainage, flow regimes, flooding on site, up and downstream, and in the catchment floodplain; • Groundwater quality and pollution of water bodies including groundwater; • Water management plans and monitoring. 	<p><i>quality. Appropriate measures will be taken in respect of stormwater run-off, and accordingly the proposed two storey building and uses are considered acceptable in this regard.</i></p>
Soils	
Primary Matters	Assessment
<p>Effect on soil conservation in terms of:</p> <ul style="list-style-type: none"> • Soil qualities – erodibility, permeability, expansion, contraction, fertility, productivity, salinity, sodicity, acidity, contaminants; • Instability, - subsidence, slip, mass movement; • Proposed movement, formation, use and management of soils; • Soil erosion and degradation, • Sedimentation and pollution of water bodies; • Use of highly fertile/productive soils and top soils; • Remediation of contamination soils; and • Management of acid sulfate soils 	<p><i>The site is not affected by slip or subsidence. The area has been preliminary investigated and proved to be suitable for the building work.</i></p> <p><i>Notwithstanding, the development when under construction will meet with council requirements for sediment controls.</i></p>
Air and microclimate	
Primary Assessment	Assessment
<p>Effects on air quality and microclimate condition in terms of:</p> <ul style="list-style-type: none"> • Existing air quality and pollution problems; • The microclimate. Prevailing meteorological conditions and topography; • Emissions of dust, particulars, odours, fumes gases and pollutants; and <p>Measures to prevent and mitigate air pollution.</p>	<p><i>The proposal will have no discernible impact on air quality or on the microclimate of the locality.</i></p> <p><i>All building work will take place in accordance with any Council conditions and appropriate State Government Authority requirements.</i></p>

Flora and fauna	
Primary Matters	Assessment
<p>Effect on the maintenance of biodiversity and:</p> <ul style="list-style-type: none"> • Protection and management of critical habitats, threatened species, populations, ecological communities, or their habitats, and other protected species; • Adjacent wilderness areas and national parks; • Wildlife corridors and remnant vegetation; • The relationship of vegetation to soil erosion/stability and water cycle; • Weeds, feral animal activity, vermin and disease; • Disturbance to native fauna and habitats; • The amount and location of vegetation disturbance and clearance; • New vegetation – species, selection, placement and purpose. 	<p><i>There is no critical habitats on site or surrounding.</i></p> <p><i>The proposed development will not have any detrimental impact on vegetation of adjoining properties or the opposite reserve.</i></p>
Waste	
Primary Matters	Assessment
<p>Is the development going to provide waste facilities and controls for:</p> <ul style="list-style-type: none"> • Solid, liquid and gaseous wastes and litter; • The generation, collection, storage and disposal of waste; • Recycling and composting of waste; • Vermin controls and contaminants such as pathogens. 	<p><i>The arrangement for storage of garbage and recycling bins will be met.</i></p>
Energy	
Primary Matters	Assessment
<p>Is the development going to conserve energy and be efficient in terms of:</p> <ul style="list-style-type: none"> • The needs of the developments; • Measures to save energy – passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery; • The use on non-renewable and non-polluting energy sources; • Energy needs in producing building/structures materials; 	<p><i>The proposed two storey building where relevant, will seek to employ the principles of ecologically sustainable development.</i></p>

<ul style="list-style-type: none"> Energy use by-products and waste. 	Refer above
Noise and vibration	
Primary Matters	Assessment
<p>Will the development generate offensive noise pollution or vibration in terms of:</p> <ul style="list-style-type: none"> Ambient noise levels in the locality and prevailing meteorological conditions – winds speed/directions and temperature inversions; Noise generation from the development and its effect on the surrounding area; Noise and vibration mitigation measures and measures and management. 	<p><i>Any noise and vibration resulting from site preparation work and building work will be carried out during working hours expressed by Council conditions of consent and any other regulatory bodies.</i></p> <p><i>Noise associated from the normal use of the development will be no greater than levels expected from the industrial use elsewhere in the locality.</i></p>
Natural hazards	
Primary Matters	Assessment
<p>Potential for risks to people, property and the biophysical environment from:</p> <ul style="list-style-type: none"> Geologic/soil instability – subsidence, slip, mass movement; Flooding, tidal inundation; and Bushfire risk. 	<p><i>The proposal will not create or pose any natural hazard risk to any geologic soil instability, flooding, bushfire, tidal inundation. Council has not indicated such risks impact the subject site.</i></p>
Technological hazards	
Primary Matters	Assessment
<p>Risk to people, property, and biophysical environment from:</p> <ul style="list-style-type: none"> Industrial and technological hazards (see various hazardous industry papers produced by DoP); Land contamination and remediation; and Building fire risk. 	<p><i>There are no known issues associated with site contamination.</i></p>
<p>Is there a need for risk assessment and management - see Multi-Level Risk Assessment.</p>	No
Safety security and crime prevention	
Primary Matters	Assessment
<p>Would the development provide safety and security in terms of:</p> <ul style="list-style-type: none"> Risk assessment and potential for accident, injury and criminal activity, particularly in residential 	<p><i>The development and site has good visibility to street frontages and adjoining properties.</i></p>

<p>areas and commercial shopping centres?</p> <ul style="list-style-type: none"> • Measures used for safety, security and crime prevention such as situational measures and environmental design? • Natural surveillance and visibility in public areas, including active uses on adjacent ground floors and building frontages/edges and lighting? • Maintaining the condition and use of public areas, reinforcing territoriality and reducing fear of crime? 	<p><i>Refer above</i></p>
<i>Social impacts in the locality</i>	
Primary Matters	Assessment
<p>Social benefits and costs of the development in terms of:</p> <ul style="list-style-type: none"> • The health and safety of the community; • Community structure, character, values and beliefs; • A sense of place and community; • Community facilities and links • The interactions between new development and the community; • Social equity, socio-economic groups and the disadvantaged; • Social displacement; and • Social change management. 	<p><i>Any site work intended for the proposal will have no discernable social impact on the community.</i></p>
<i>Economic impact in the locality</i>	
Primary Matters	Assessment
<p>Economic benefits and costs of development in terms of:</p> <ul style="list-style-type: none"> • Employment generation; • Economic income; • Existing and future business; • Property values and indicator of environment impact. 	<p><i>The proposed two storey building is considered an appropriate economic use of the land while acknowledging the need to protect the surrounding natural and built environment.</i></p>
<i>Site design and internal design</i>	
Primary Matters	Assessment
<p>Development design sensitivity to environmental conditions and site attributes in terms of:</p> <ul style="list-style-type: none"> • Size, shape and design of allotments, easements and roads; 	<p><i><u>Size and shape of the land:</u> The land is of a suitable size to accommodate the building work</i></p>

<ul style="list-style-type: none"> • The proportion of site covered by buildings; • The positioning of buildings; • The size (bulk, height, mass), form, appearance and design, use and management of private and communal open space; and • Landscaping. 	<p><i>The proposed development will sit comfortably on site and is consistent with surrounding development in terms of bulk, scale and built form.</i></p>
<p>Affect of the development on the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> • Lighting, ventilation and insulation; • Building fire risk – prevention and suppression; • Building materials and finishes; • A common wall structure and design; • Access and facilities for the disabled; and • Likely compliances with the Building Code of Australia. 	<p><i>The future building work will be designed in compliance with the NCC.</i></p>
Construction	
Primary Matters	Assessment
<p>Impacts of construction activities in terms of:</p> <ul style="list-style-type: none"> • The environmental planning issues listed above; and • Site safety. 	<p><i>It is not considered there will be any negative impacts of construction activities. A site supervisor will control work and ensure safe work practices.</i></p>
<p>In what ways would construction activities be managed to minimise impacts such as:</p> <ul style="list-style-type: none"> • Environmental protection measures? • Site safety measures? • Staging construction? 	<p><i>The following measures are proposed to minimise impacts of construction activities:</i></p> <ul style="list-style-type: none"> • <i>Hours of site work to be restricted to standard hours applied by Council.</i> • <i>Site work will be carried out with regards to construction and providing on-site services etc.</i>
Cumulative impacts	
Primary Matters	Assessment
<p>Would any impacts have the potential to act in unison in terms of:</p> <ul style="list-style-type: none"> • Individual impacts so close in time that the effects of one are not dissipated before the next (time crowded effects)? • Individual impacts so close in space that the effects overlap (space crowded effects)? • Repetitive, often eroding environmental conditions (nibbling effects)? 	<p><i>There are no detrimental cumulative impacts on the subject site, adjoining or surrounding properties.</i></p>

<ul style="list-style-type: none"> Different types of disturbances interacting to produce an effect, which is greater or different than the sum of separate effects (synergistic effects)? 	Refer above
Section 4.15C (1) (c) - The suitability of the site for the development	
Does the proposal fit in the locality?	
Primary Matters	Assessment
Are constraints posed by the adjacent development prohibited?	No. Surrounding development is under the same provisions and objectives of Council for the development proposal.
Would development lead to unmanageable transport demands and are there adequate transport facilities in the area?	No.
Will the locality contain adequate recreational opportunities and public spaces for new occupants?	Yes. There are public parks and facilities to cater for employees.
Are utilities and services available to the site and adequate for the development?	Yes, the site is within an established area, electricity, telephone, water and sewerage is readily available.
Are hazardous land uses or activities nearby?	No.
Are ambient noise levels suitable for the development?	The proposed two storey building is located within an established industrial precinct. It is envisaged that future external noise from other activities will not cause any discomfort to future occupants due to building design.
How critical is the site to the water cycle in the catchment?	The proposal will incorporate were appropriate, facilities for water saving devices.
Are the site attributes conducive to development?	
Primary Matters	Assessment
Is the site subject to natural hazards including flooding, tidal inundation, subsidence, slip and mass movement and bushfires?	No.
Is the proposal compatible with conserving the heritage significance of the site?	Not relevant
Are the soils characteristics on the site appropriate for development?	Yes. Minor site preparation will not compromise the soils characteristics.
Is the development compatible with protecting any critical habitats or threatened species, populations, ecological communities and habitats on the site?	Not relevant.

Is the site prime agricultural land and will development prejudice future agricultural production?	<i>Not relevant.</i>
Will the development prejudice the future use of the site for mineral and extractive resources?	<i>Not relevant.</i>
Section 4.15C (1) (d) – Any submissions made in accordance with the Act or Regulations	
Public submissions and submissions from public authorities	
Primary Matters	Assessment
Are the issues raised relevant to the development application?	<i>No submissions made at this stage.</i>
Are all issues raised in submissions being considered?	<i>Not relevant.</i>
Are there any general terms of approval from state agencies?	<i>Not relevant.</i>
In what ways will the issues raised in submissions be resolved?	<i>Not relevant.</i>
Section 4.15C (1) (e) – The public interest	
Federal, State and Local government interests and community interest.	
Primary Matters	Assessment
Do any policy statements from Federal or State Governments have relevance?	<i>None known.</i>
Are there any relevant planning studies and strategies?	<i>No.</i>
Is there any management plan, planning guideline, or advisory document that is relevant?	<i>No.</i>
Are there any credible research findings, which are applicable to the case?	<i>None known. NA</i>
Do any covenants, easements or agreements have an effect on the proposal?	<i>No.</i>
Have there been relevant issues raised in public meetings and inquiries?	<i>No.</i>
Was there consultations and submissions made to (d) above?	<i>No.</i>
How will the health and safety of the public be affected?	<i>Not relevant in this case.</i>

7.0 CONCLUSION

The proposed two storey building for the production, storage and distribution of Tofu at No. 28 Seddon Street, Bankstown has been prepared appropriately in accordance with Council's Development Control Plan 2015 and has been considered against the appropriate provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

The development and uses has been considered against the relevant objectives of Bankstown LEP 2015. Council's planning objectives have been achieved for the proposed development.

Notwithstanding the general compliant nature of the development proposal under LEP 2015, and DCP 2015, our assessment of the proposed development has not identified any significant environmental impacts likely to arise as a result of the proposed development.

To this end, it is considered that the development proposal is reasonable in the context of Seddon Street, to its broader surroundings, and Council's objectives for sustainable and appropriate development for the locality. Accordingly, in the circumstances of the case and lack of detrimental impacts, the proposal is considered appropriate and is submitted to Council for favourable consideration.

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