

# **Statement of Environmental Effects**

## **CHANGE OF USE:**

**Used Car dealer with on-site motor mechanic**

**Property Address:** Unit 2 / 8 – 9 Schofield Street  
RIVERWOOD NSW

Lot 2 in Strata Plan 49624

26<sup>th</sup> Sep 2022

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Statement of Environmental Effects  
Unit 2 / 8 – 9 Schofield Street RIVERWOOD NSW

## 1. Introduction

This statement of environmental effects has been prepared by JOHN BOGIATZIS to accompany a development application to change the usage of Unit 2 / 9 – 9 Schofield Street RIVERWOOD NSW. The application is being lodged by myself, JOHN BOGIATZIS pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of the Canterbury Local Environmental Plan 2012, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The DA has been prepared to change the use of the above named property to a **boutique used car dealer with an on-site motor mechanic**.

## 2. Location, property description and zoning

The property is located at Unit 2 / 8-9 Schofield Street RIVERWOOD NSW. It is the 2<sup>nd</sup> of 4 units in a strata titled complex.

The property is a 298 m<sup>2</sup> (approx.) industrial type / warehouse space consisting of brick construction and a corrugated steel roof with 6 meter high ceilings (approximate height). The entrance of the property consists of a motorised industrial double roller door.

The zoning of the property is **IN2 – light industrial** which provides a range of light industrial and warehouse land uses. IN2 zones are now open zones where primarily prohibited uses are specified and all other uses are permissible with consent.

The primary **prohibited uses in this zone include:**

Home occupations (sex services); Restricted premises; Sex services premises

Therefore under the existing zoning the new proposed use of used car sales with on-site motor mechanic is permissible with consent

## 3. Considerations

The proposal has little to no environmental impact above and beyond the existing use and planning rights of the property

## 4. Visual Impacts

No visual impacts as there will be no new building or construction works

## **5. Noise**

Very little noise will be created or generated with this new proposed usage as the business operation does not use heavy machinery or equipment that generate loud noise.

## **6. Security, Site Facilities and Safety**

As part of the security and site safety the property it will contain a 4 channel CCTV camera system, alarm, industrial lock-up roller doors and perimeter fencing with lockable front gate.

## **7. Waste Management**

As part of the waste management system we have an existing service agreement with Veolia who supply a 1000L commercial bin which is collected at regular intervals subject to the amount of waste we generate. The waste is typically collected every second week.

Oil spills will be cleaned up with on-site spill kits that will be available at all times.

## **8. Parking and Storage of Vehicle**

As the proposed use will be a boutique used car dealer with motor mechanic, the maximum number of vehicles that will occupy the site including staff vehicles will be capped to a maximum of ten (10) vehicles at any one time.

These vehicles will be parked and or stored either inside the property or in the allocated car spaces that form part of the on-site parking for the property.

## **9. Hours of Operations**

The proposed hours of operation of the property will be Monday – Sunday, between the hours of 8am – 5pm. Closed public holidays.