

## Statement of Environmental Effects Development Application



**No.29 Anzac Street, Greenacre**

Construction of a three (3) storey Mixed Use  
Industrial Building with basement parking

November, 2022

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# Introduction

This Statement of Environmental Effects has been prepared on behalf of the client. This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

This Statement accompanies a Development Application for the construction of a three (3) storey mixed use industrial building with basement parking at No.29 Anzac Street, Greenacre.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide a detailed description of the proposed development, assess the compliance of the proposal in relation to subject planning policies and controls and examine the environmental, social and economic effects of the proposal against the Evaluation Criteria prescribed under Section 4.15 of the EPA Act, 1979.

The proposed development is permissible with Council's consent in the IN2 Light Industrial zone under Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

## **Pre-Development Application**

A pre-da phone meeting occurred on 24 February stating the application in its current form did not have any non-compliances or adverse impacts that required the architectural plans to be modified. The pre-da confirmed that a basement could be supported on the industrial site. No pre-da minutes were received.

# Site Location and Description

## Site Description and Locality

The site is legally described as Lot A DP 391018 and is known as No.29 Anzac Street, Greenacre. The site is located in the suburb of Greenacre which resides to the south west of Sydney. The subject site is within the Canterbury-Bankstown local government area. An aerial map of the site is shown in Figure 1 below.



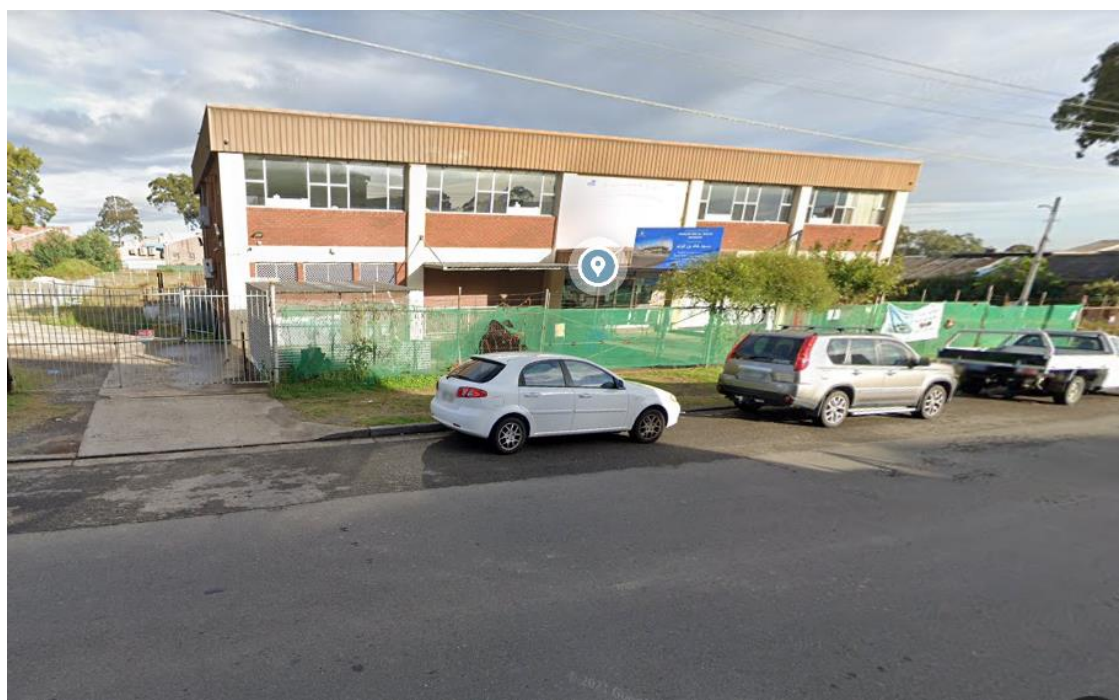
**Figure 1:** Aerial Map  
**Source:** Six Maps, 2022

The site is a regular shaped allotment with a site area off 1011.7m<sup>2</sup> and a frontage of 20.115m. The site is currently vacant and not identified as a heritage item or within a conservation item under the Bankstown Local Environmental Plan 2015.

Anzac Street and the surrounding area is characterised by predominately single and two (2) storey small and medium sized industrial buildings and car dealerships. The street includes on-street car parking and landscaping. Images of the site and the surrounding locality are shown below in Figures No. 2-5.



**Figure 2:** Subject site  
**Source:** Google Maps, 2022



**Figure 3:** Industrial building to the north  
**Source:** Google Maps, 2022





**Figure 4:** Industrial building to the south  
**Source:** Google Maps, 2022



**Figure 5:** Industrial opposite subject site  
**Source:** Google Maps, 2022

# Development Proposal

The subject development application seeks consent for the construction of a three (3) storey mixed use industrial building with basement parking at No.29 Anzac Street, Greenacre.

## Development Proposal

### Basement

- 12 car spaces;
- Four (4) bicycle spaces;
- Bin room;
- Lobby, lift and stair access throughout building;
- Driveway access form southern boundary

### Ground floor

- Driveway access from the northern boundary to access five (5) car spaces to the rear;
- Shop for cooked and raw poultry to be sold to the public;
- Poultry warehouse, cool room and storage areas;
- External bathroom and bin area along rear boundary;
- External stairs to access first floor office;

### First Floor

- Eat in restaurant and seating area;
- Dedicated kitchen area;
- Balcony fronting the street

### Second Floor

- Dedicated office space 318.46m<sup>2</sup>; and
- Balcony fronting the street.

**Table 1: Building Configuration and Mix**

Element	Proposed
Site Area	1011.7m <sup>2</sup>
Gross Floor Area	757m <sup>2</sup>
Floor Space Ratio	0.75:1
Height	Proposed maximum 12.7m to the ridge
Storeys	Three (4)
Levels	Four (4) inclusive of basement

Front Setback	Minimum 7m
Side Setbacks	South – Built to boundary North – 4m side setback
Rear Setback	Partially built to boundary / 4.395m to rear facade
Car parking spaces	12 car spaces per dwelling in basement level and four (4) ground floor spaces.

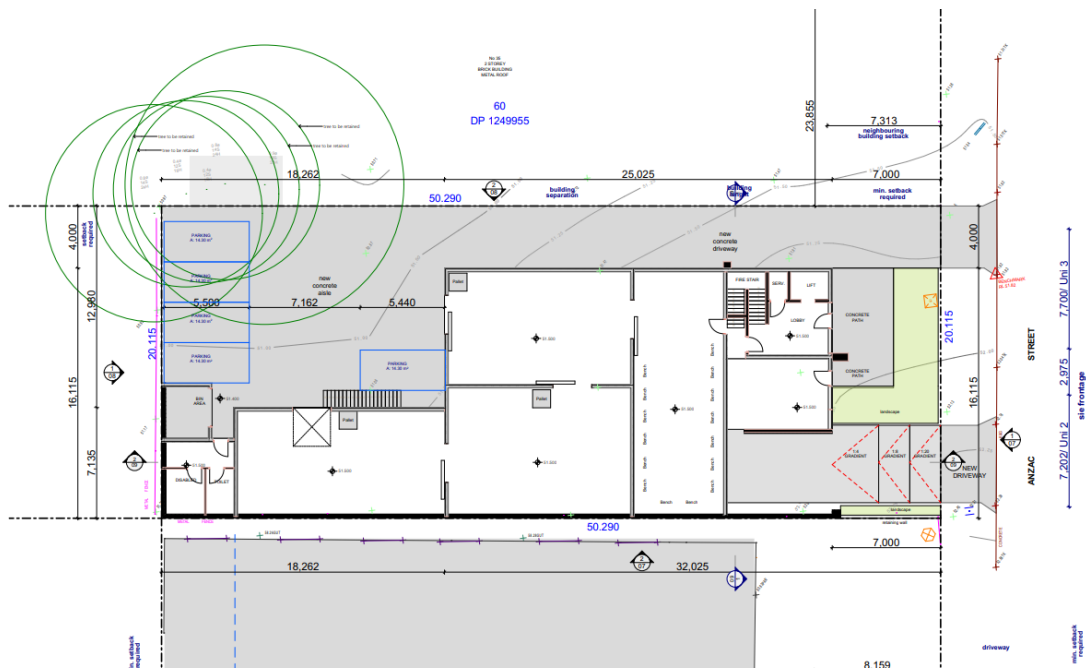


Figure 6: Proposed site plan



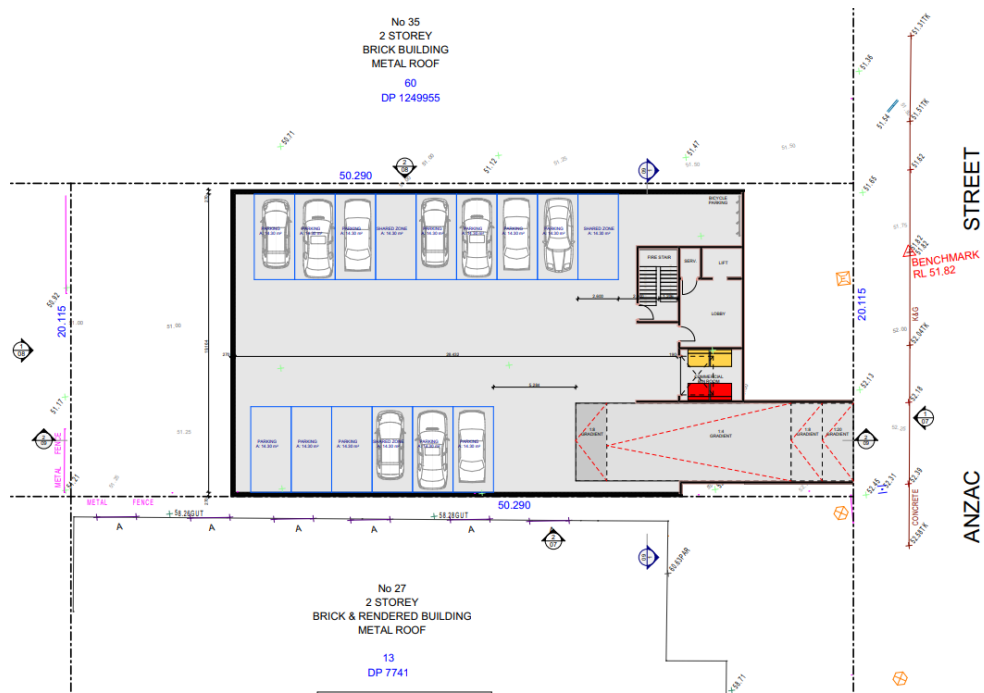


Figure 7: Proposed basement plan

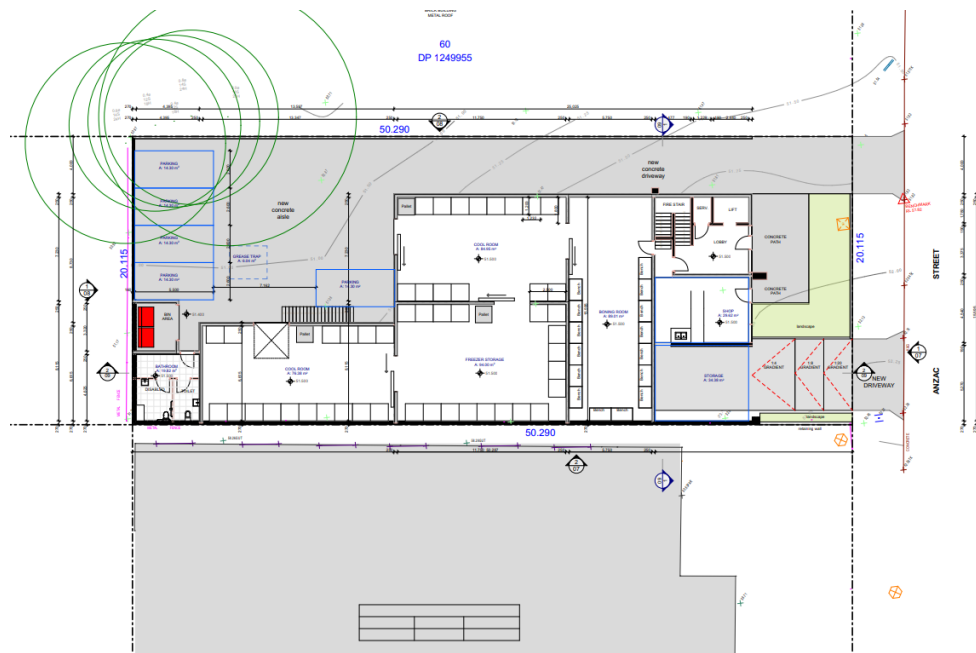


Figure 8: Proposed ground floor plan

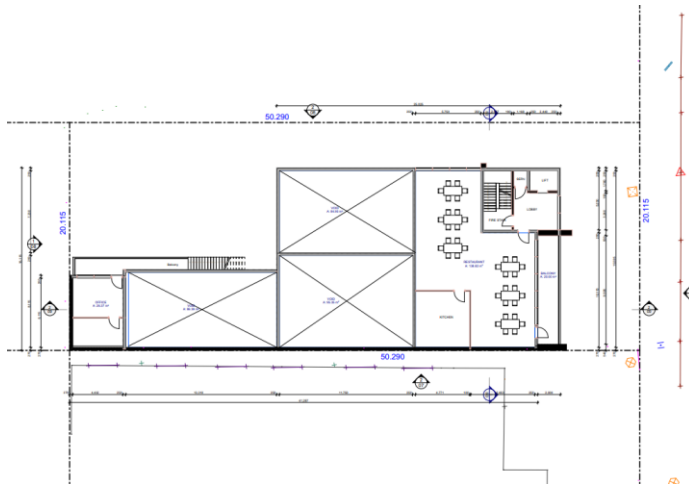


Figure 9: Proposed first floor plan

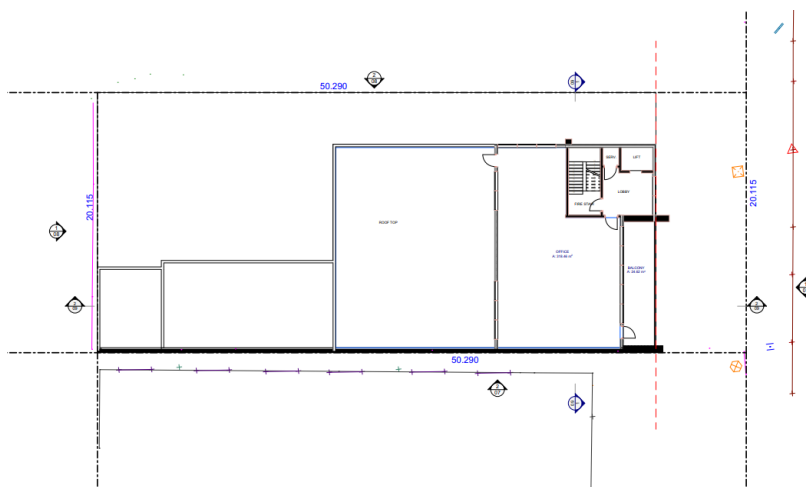


Figure 10: Proposed second floor plan

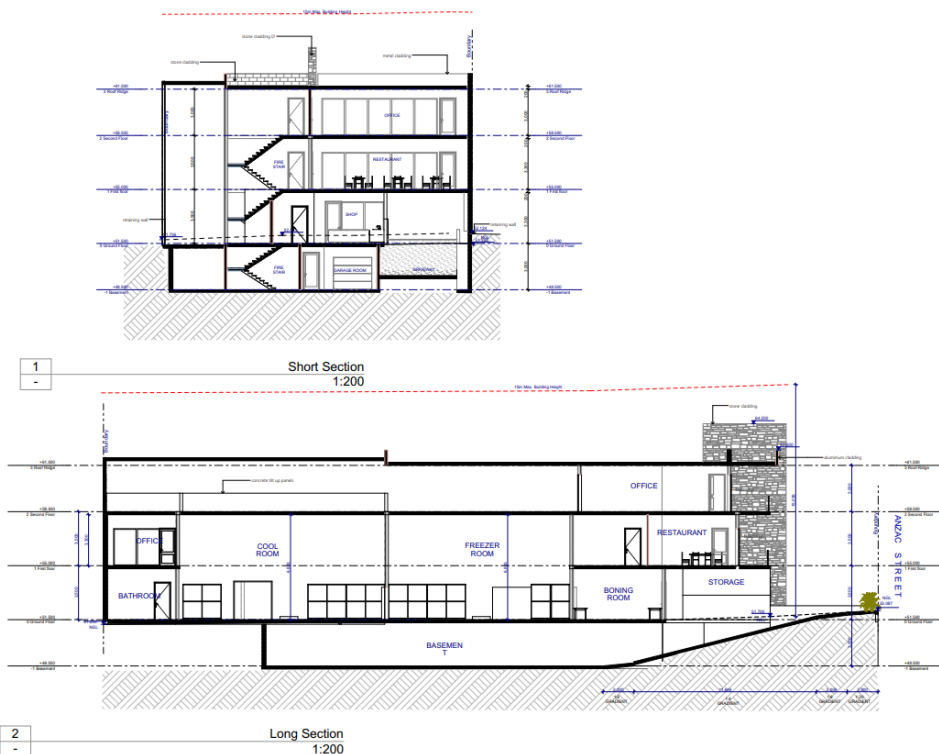


Figure 11: Proposed section plans

# Statutory Planning Framework

## Bankstown Local Environmental Plan 2015

### Zoning

The site is zoned IN2 Light Industrial as prescribe by Bankstown LEP 2015.

The objectives of this zone are:

#### **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.

##### **2 Permitted without consent**

*Nil*

##### **3 Permitted with consent**

*Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4*

##### **4 Prohibited**

*Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Rural industries; Schools; Sewage treatment plants; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies*

The proposal is for a warehouse, ancillary food and drink premises and ancillary office spaces. The proposal achieves the objectives of this zone and is permissible with consent.

### Height

The site does not have an applicable height limit.

### Floor Space Ratio

The permissible floor space ratio for the site is 0.1:1. The proposed gross floor area for the development is approximately 757m<sup>2</sup> creating an FSR of 0.75:1. The proposed development will comply.

### Minimum Lot Size

#### **4.1C Minimum lot sizes for certain land**

- (1) *Despite clause 4.1(3), development consent must not be granted to the subdivision of land in Zone IN1 General Industrial unless the width of each lot to be created is at least 24 metres wide at the front building line.*
- (2) *Despite clause 4.1(3), development consent must not be granted to the subdivision of land in Zone IN2 Light Industrial unless the width of each lot to be created is at least 20 metres wide at the front building line.*
- (3) *Despite clause 4.1(3), development consent must not be granted to the subdivision of land identified as "Area 1" on the [Lot Size Map](#) unless—*
  - (a) *the total number of lots to be created will not exceed 181 lots, and*
  - (b) *the size of each lot will be at least 200 square metres.*

The proposal is not for the subdivision or consolidation of the site. The lot width is 20.115m

## Bankstown Development Control Plan 2015

The following table outlines the proposed development's compliance with the relevant provisions of the Bankstown DCP – Part B3 Industrial Precinct.

**Table 3: Bankstown Development Control Plan 2015 Compliance Table**

Standard	Provision	Complies	Comment
<b>Section 2. Building Envelopes</b>	Site coverage 2.1 The sum of the site coverage on an allotment must not exceed: (a) 70% of the site area if a single business is to occupy the allotment; or (b) 60% of the site area if two or more businesses are to occupy the allotment.	Yes	The site is occupied by one business with separate components all relating to the same business. Proposed site coverage 332m <sup>2</sup> /33%
	2.3 Where allotments do not adjoin a state or regional road, the minimum setback for development: (a) to the primary road frontage is 10 metres; and (b) to the secondary road frontage is 3 metres.	No	The proposed front setback is 7m with a staggered/ articulated façade. The proposal is consistent with the adjoining dwellings.
	2.4 Despite clauses 2.2 and 2.3, Council may vary the minimum setback provided the development: (a) complies with any statutory alignment that applies to an allotment; or (b) provides adequate space to meet the vehicle access, car parking, loading and landscaping controls; or (c) is compatible with the building alignment of neighbouring development or the desired character of the area (d) achieves an appropriate bulk and scale	Yes	The proposal is compatible with the building alignment of neighbouring development or the desired character of the area and achieves an appropriate bulk and scale
	2.5 Council may require minimum setbacks to the side and rear boundaries of an allotment: (a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or (b) to avoid an easement or the dripline of a tree on an allotment or adjoining allotment; or (b) to comply with any multi-level risk assessment undertaken for a development that ascertains the need for an appropriate setback or buffer zone between the development and any adjoining or neighbouring land within a residential zone.	Yes	The greatest setback of the building is to the northern boundary in which the development will maintain sunlight. Privacy is maintained on the southern elevation with no windows on the boundaries.
<b>Section 3. Building</b>	3.1 Development must articulate	Yes	The proposal includes an

<b>Design</b>	the facades to achieve a unique and contemporary architectural appearance that: (a) unites the facades with the whole building form; (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character; (c) combines high quality materials and finishes; (d) considers the architectural elements shown in the illustration to this clause; and (e) considers any other architectural elements to Council's satisfaction.		articulated frontage with glazing and staggering throughout the front facade, setback balconies to break the bulk and a stone feature on the roof.
	3.2 Development may have predominantly glazed facades provided it does not cause significant glare nuisance.	Yes	Provided
	3.3 Industrial retail outlets must incorporate shopfront style windows with clear glazing so that people can see into the premises and vice versa. Council discourages the use of obscure or opaque glass, or other types of screening.	Yes	Provided
	3.4 Where development proposes a portal frame or similar construction, Council does not allow the "stepping" of the parapet to follow the line of the portal frame.	N/A	
	3.6 Development must use: (a) quality materials such as brick, glass, and steel to construct the facades to a development (Council does not permit the use of standard concrete block); and (b) masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units. Despite this clause, Council may consider a small portion of the street facade to comprise metal sheet or other low maintenance material provided it complies with the Building Code of Australia.	Yes	The proposal includes brick, glass, and steel to construct the facades.
	<b>Safety and security</b>		
	3.11 The front door to buildings should face the street.	Yes	Remains the same
	3.12 The administration offices or	Yes	New ground floor office to



	industrial retail outlets must locate at the front of buildings.		be constructed within the north-western portion of the building.
	3.13 Windows on the upper floors of a building must, where possible, overlook the street		
<b>Section 4. Environmental Management</b>	Acoustic privacy 4.1 Development must: (a) consider the Industrial Noise Policy and the acoustic amenity of adjoining residential zoned land; and (b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.	N/A	
	Pollution control 4.2 Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority.	Yes	To comply with relevant conditions
	4.3 Development must provide a landscaped area along the primary and secondary road frontages of an allotment in accordance with the following minimum widths: 1,000m <sup>2</sup> – 1,999m <sup>2</sup> – 4.5m	Yes	There will be potential to provide a 4.5m landscaped buffer on the street façade and can be incorporated at DA stage.
<b>Section 5. Ancillary Development</b>	Business and building identification signs 5.5 In addition to clause 5.4, Council may allow development to have other business or building identification signs provided: (a) the total permissible area of all signs must not exceed 1.1 square metres per 3 metres of street frontage; and (b) signs will not be permitted nearer to the street alignment than one third of the prescribed building line, and where permitted between the building line and the street must not exceed two thirds of what is normally permitted on or behind the building line; and (c) signs are suitably integrated with the architectural style of the building.	Yes	The proposal will include new business signage on the western façade parapet. The business signage includes logo and business colours. DA stage.
	Storage areas 5.9 The storage and use of hazardous materials must comply with the requirements of	Yes	Proposed storage area in current kitchen space and dedicated storage areas.

	WorkCover NSW and other relevant public authorities.		
<b>Section 2</b>	<b>Off – Street Parking</b>		
	Warehouse or distribution centres - 1 car space per 300m <sup>2</sup> gross floor area – 365m <sup>2</sup> Required – 1.2 spaces Shops - 1 car space per 40m <sup>2</sup> of gross floor area – 65m <sup>2</sup> Required – 1.625 spaces Restaurants - Outside above areas 0.15 car space per square metre of total dining or bar area. – 112m <sup>2</sup> Required – 16.8car spaces	No	Required = 19.625/20 car spaces Proposed – 17 spaces  A concession is required and to be discussed at pre-da stage.

# Section 4.15 Evaluation

## **S4.15(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations**

The development proposal is pursuant to LEP and DCP. The assessment shows that the proposed development is generally consistent and compliant with the objectives, performance criteria and the controls of the LEP and DCP.

## **S.4.15(1)(b) Impacts on the environment** **Context and Setting**

The proposed development is considered to be compatible with the scale and character of buildings within the streetscape.

### **Access, transport and traffic**

The proposal retains the existing driveway crossing and car parking location.

### **Utilities**

Existing utility services will adequately service the development.

### **Flora and fauna**

The proposal will retain as many trees and landscaping as possible and the landscaping will comply with the requirements of the Bankstown DCP.

### **Waste collection**

Normal domestic waste collection applies to this development.

### **Natural hazards**

The site is not affected by any known hazards.

### **Economic impact in the locality**

The proposed development will provide temporary employment through the construction of the development and therefore benefit the surrounding businesses.

### **Site Design and Internal Design**

The scale of the development is appropriate having regard to the regular allotment shape, large frontage, context of the site, the objectives of the relevant planning provisions and is compatible with the scale of industrial development in the local area. The design outcome has been carefully considered to alleviate impacts on the adjoining neighbours and the new development will contribute positively to the surrounding built form and provides a building scale and mass that is appropriate to the site.

### **Construction**

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

## **S.4.15(1)(c) The suitability of the site for the development**

The subject site does not have any constraints that would affect the proposals suitability to the site.

**S.4.15(1)(d) Any submissions received in accordance with this Act or the regulations**

Submissions that will be received by Council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

**S.4.15(1)(e) The public interest**

The proposed development is considered to be compatible with the surrounding development and is consistent with the objectives of the relevant planning controls. Therefore approval of the proposal is considered to be within the public interest.

# Conclusion

The proposed development application seeks consent for the construction of a three (3) storey mixed use industrial building with basement parking at No.29 Anzac Street, Greenacre.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. The proposed development implements a contemporary building design that provides a suitable character and scale within its surrounding context. The design, setbacks and materials of the building have been carefully considered along the lot any adverse impacts on the adjoining properties.

In summary, the application should be considered on its merit based on the local streetscape.