



## Statement of Environmental Effects

**Proposal:** Change of Use to Stone Masonry Factory

**Address:** No. 13 Arkley Street, Bankstown NSW 2200 / Lot 63 DP 10227

**Council:** Canterbury Bankstown Council

**Date:** January 2023



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**QA Record:**

**Doc ID:** SEE.2023.0901 CL  
**Version:** V1

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany the Development Application to Canterbury Bankstown Council that seeks consent for the **proposed change of use to a stone masonry factory at No. 13 Arkley Street, Bankstown NSW 2200 / Lot 63 DP 10227.**

The site is not identified to be a heritage item, nor is it located within a conservation area. The proposal is designed to minimize adverse impact upon the adjoining surrounds, whilst adopting contemporary development within the existing established precinct.

This Statement of Environmental Effects addresses the merits of the proposal with particular reference to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

## 2.0 THE SITE AND SURROUNDS

### 2.1 Legal Description

The subject site is a regularly-shaped allotment on southern side of Arkley Street. It has an approximate lot area of **743.5sqm** and is legally described as **Lot 63 DP 10227**. The site is located within the **Zone IN2 – Light Industrial** and consists of a brick and fibro factory and office building with metal roof.

### 2.2 Location

The subject site is located at **No. 13 Arkley Street, Bankstown NSW 2200** and falls within the jurisdiction of the Canterbury Bankstown Council local government area shown in Figures 1 and 2 below with its general context to Bankstown and its surrounds. Surrounding land use is also low density residential with single and double storey dwelling houses.

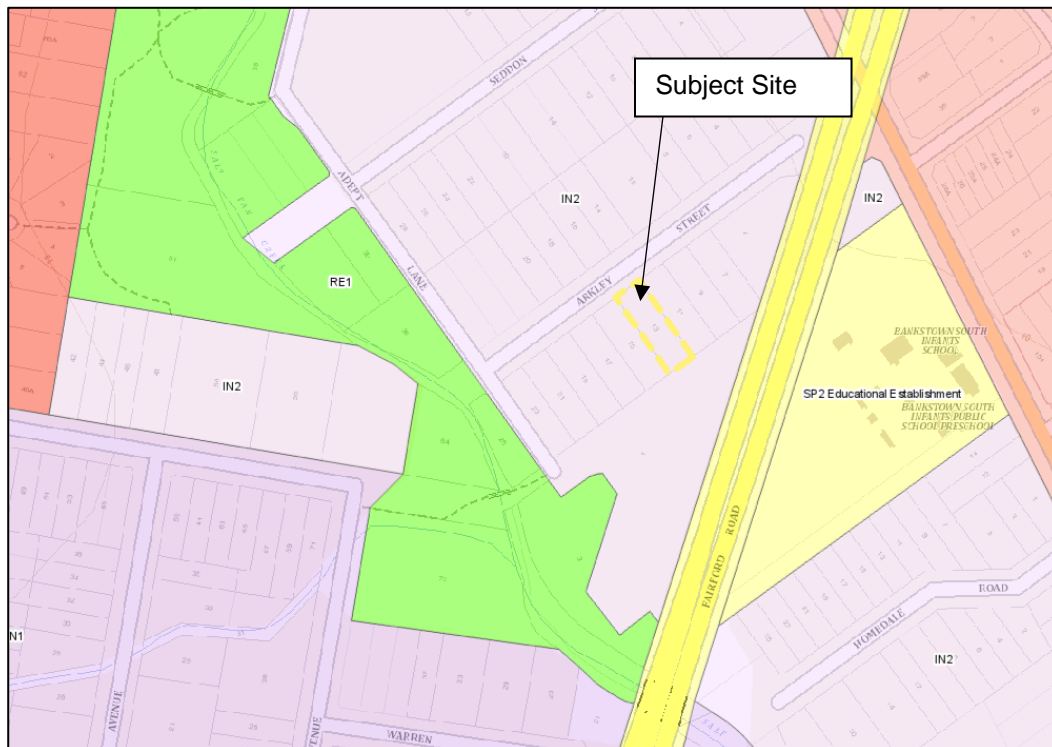


Figure 1: Map illustrating the location of Site  
(Source: NSW Department of Planning - Planning Portal)



Figure 2: An aerial map illustrating the site and surrounds.  
(Source: Stash App)



## 3.0 THE PROPOSAL

### 3.1 Description

This application seeks Development Approval (DA) for the **proposed change of use to a stone masonry factory at No. 13 Arkley Street, Bankstown NSW 2200 / Lot 63 DP 10227.**

#### Amenity Impacts:

The proposal will not impart unreasonable negative impacts upon the subject locality and will promote an example of environmentally sensitive contemporary development to an existing established precinct. The proposal is designed to minimum or have no impact on the land uses with this zone or adjoining zones, further assessment and consideration is made within this report.

## 4.0 SECTION 4.15 EVALUATION EP&A ACT, 1979

### 4.1. Section 4.15(1)(a) of the EP&A Act, 1979

(i) Section 4.15(1)(a)(i) *The provisions of any Environmental Planning Instrument*

#### Bankstown Local Environmental Plan 2015 (BLEP)

The subject site is identified to be located within the jurisdiction of the BLEP and as such is impacted by the planning laws prescribed within the said planning instrument. An assessment is made against the relevant sections of the BLEP.

<b>Bankstown Local Environmental Plan 2015</b>		
<b>Reference to Part of LEP</b>	<b>Development Standard</b>	<b>Notes</b>
2.1 Land use zoning	<ul style="list-style-type: none"><li>• Site is within In2 – Light Industrial Zone</li></ul> <p><b>3 Permitted with consent</b> 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</p>	Complies  With the proper management of possible interferences to the amenity of the adjoining properties like of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, the proposed

	or distribution centres; Any other development not specified in item 2 or 4	use may be considered as light industry.
4.3 Height of Building	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	Not relevant  Proposed change of use will not impact on the existing building height.
4.4 Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	Not relevant  Proposed change of use will not impact on the existing FSR
5.4 Controls relating to miscellaneous permissible uses	<p>(4) <b>Industrial retail outlets</b> If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed—</p> <p>(a) 40% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or</p> <p>(b) 400 square metres,</p> <p>whichever is the lesser.</p>	Not applicable.  No retail activities done onsite.

**Table 1: BLEP Compliance Table**

(iii) Section 4.15(1)(a)(iii)

The provisions of any Development Control Plan

**Bankstown Development Control Plan 2015 (BDCP)** provides comprehensive design guidelines and development controls for the Canterbury Bankstown Council local government area.

An assessment of the proposal against the relevant provisions of the BDCP is included in Table 2 below, which demonstrates compliance with the relevant objectives and controls.

<b>Bankstown Development Control Plan 2015</b>		
<b>Part B3 – Industrial Precincts</b>		
<b>Refence to Part of DCP</b>	<b>Development Control</b>	<b>Assessment</b>
SECTION 4–ENVIRONMENTAL MANAGEMENT		
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.	Complies  Appropriate treatments to minimise noise is being undertaken, including the following:  a) Stone cutting machines are located in the middle portion of the building, away from the front entry;  b) Low noise blades are used in the equipment  c) Stone polishers are air-driven that reduce noise generation.
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	a) Recycled water is used for the wet stone cutting machines.
Open space	4.3 Development must provide a landscaped area along the primary and secondary road frontages of an allotment	Not relevant



	<p>in accordance with the following minimum widths:</p> <table><tr><th>Area of allotment</th><th>Allotments adjoining a state or regional road  Minimum width for landscaped area</th><th>Allotments not adjoining a state or regional road  Minimum width for landscaped area to the primary road frontage</th><th>Allotments not adjoining a state or regional road  Minimum width for landscaped area to secondary road frontage</th></tr><tr><td>Less than 600m<sup>2</sup></td><td>2.5 metres</td><td>2.5 metres</td><td>2.5 metres</td></tr><tr><td>600m<sup>2</sup>–999m<sup>2</sup></td><td>3.5 metres</td><td>3.5 metres</td><td>3 metres</td></tr><tr><td>1,000m<sup>2</sup>–1,999m<sup>2</sup></td><td>4.5 metres</td><td>4.5 metres</td><td>3 metres</td></tr></table>	Area of allotment	Allotments adjoining a state or regional road  Minimum width for landscaped area	Allotments not adjoining a state or regional road  Minimum width for landscaped area to the primary road frontage	Allotments not adjoining a state or regional road  Minimum width for landscaped area to secondary road frontage	Less than 600m <sup>2</sup>	2.5 metres	2.5 metres	2.5 metres	600m <sup>2</sup> –999m <sup>2</sup>	3.5 metres	3.5 metres	3 metres	1,000m <sup>2</sup> –1,999m <sup>2</sup>	4.5 metres	4.5 metres	3 metres	<p>Proposed change of use will only impact on the internal spaces of the existing building. All external spaces of the building, including any landscaping, will be unaffected.</p>
Area of allotment	Allotments adjoining a state or regional road  Minimum width for landscaped area	Allotments not adjoining a state or regional road  Minimum width for landscaped area to the primary road frontage	Allotments not adjoining a state or regional road  Minimum width for landscaped area to secondary road frontage															
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Table 2: Bankstown DCP Compliance Table

*iiia) Section 4.15(1)(a)(iiia)*

*The provisions of any Planning Agreement entered into under Section 7.4*

There are no known Planning Agreements entered into under Section 7.4 and no draft Planning Agreements are proposed to be entered into under Section 7.4 for this proposal.

**4.2. Section 4.15(1)(c) of the EP&A Act, 1979**

*The suitability of the site for the development.*

The subject Development Application seeks consent for the **proposed change of use to a stone masonry factory at No. 13 Arkley Street, Bankstown NSW 2200 / Lot 63 DP 10227.**

The proposal is permissible on the land pursuant to the In2 – Light Industrial zoning provisions applying to the land, and the proposal achieves the objectives of the zone.

The subject site falls within the jurisdiction of the Canterbury Bankstown Council local government area shown in Figures 1 and 2 of this report with its general context to Bankstown and surrounds.

The local surrounding area is characterized by industrial buildings. The proposal does not increase adverse impacts upon the subject site or adjoining development. The proposal will therefore have minimal impact on the locality and amenity of surrounding land uses. The proposed development will increase and enhance the amenity value of the site as well as the precinct whilst preserving the traditional character of the precinct and thus will be in keeping with the desired future character of the said zone.

It is evident from the above and the assessment provided within this Statement that the subject site is suitable for the proposal.

**4.3. Section 4.15(1)(e) of the EP&A Act, 1979**

*The public interest.*

The proposed development satisfies the client's requirements, and Council's planning controls and as such will not result in any unacceptable impacts on the locality. Accordingly, the proposal is considered to be in the public interest.

## **5.0 CONCLUSION**

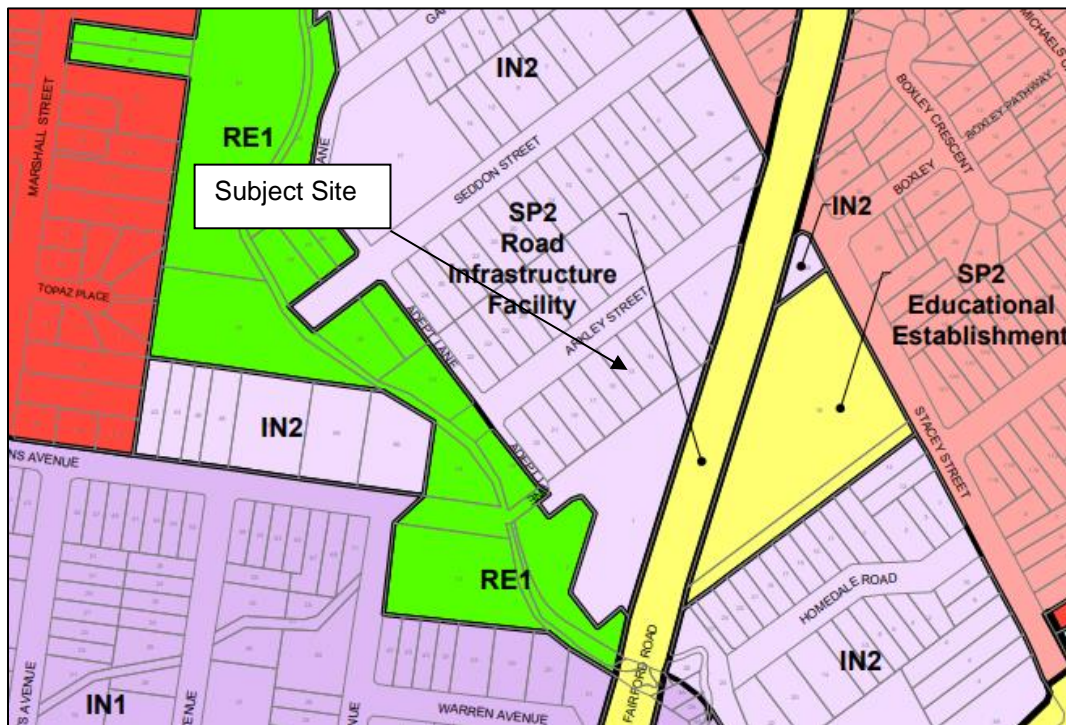
This Development Application seeks consent for the **proposed change of use to a stone masonry factory at No. 13 Arkley Street, Bankstown NSW 2200 / Lot 63 DP 10227.**

The proposal meets the prescribed principal development standards of the BLEP and is designed in general keeping with the controls and objectives of the BDCP as assessed within this report.

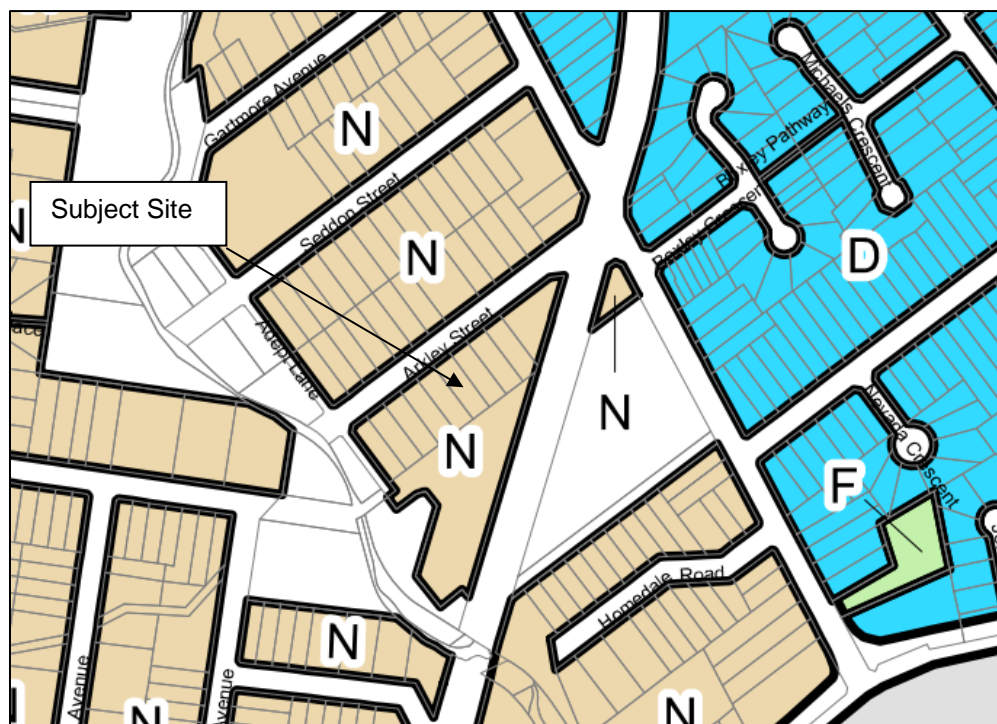
Overall, the proposed development will not pose any adverse or detrimental amenity impacts for the adjoining development by way of visual privacy, excessive overshadowing or acoustic privacy.

Given the above, the proposed development is considered worthy of approval.

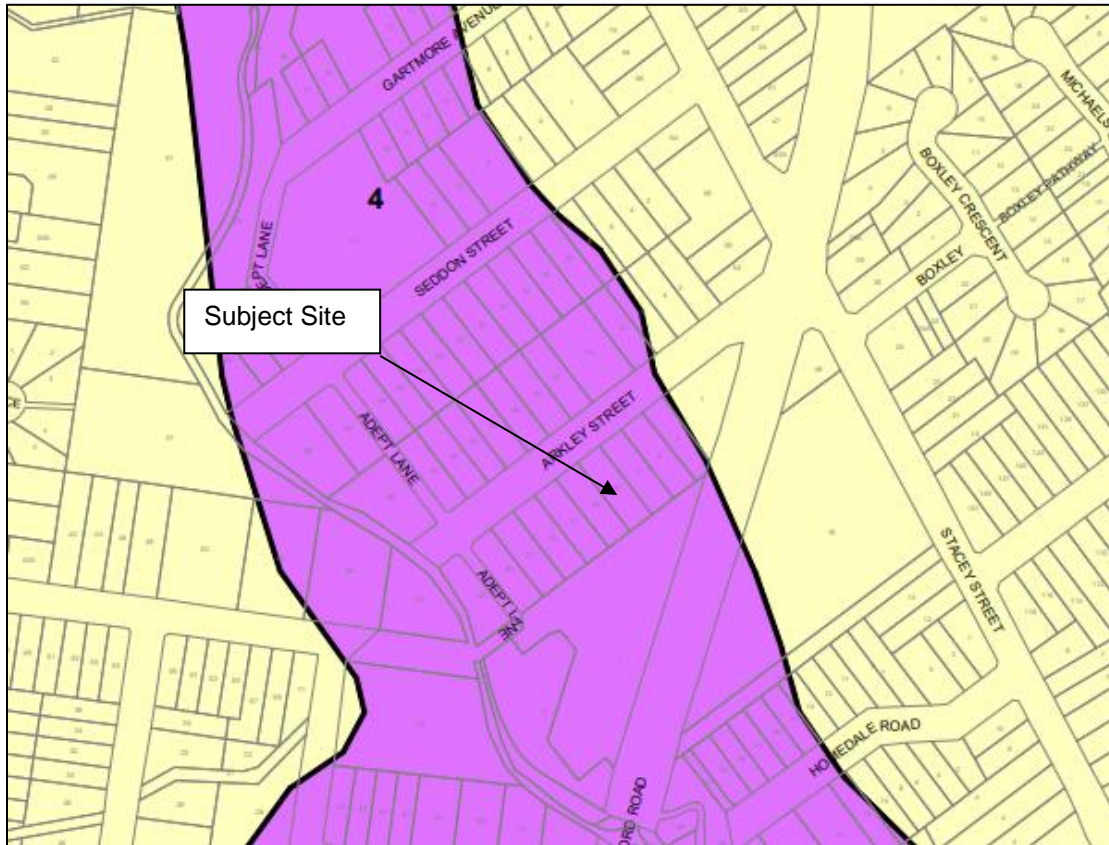
## 6.0 APPENDIX – BANKSTOWN LEP 2015 MAPS



Land Zoning Map Sheet LZN\_005 – Zone IN2 – Light Industrial



Floor Space Ratio Map - Sheet FSR\_005 – Max. FSR 1:1



Acid Sulfate Soils Map Sheet ASS\_005 – Class 4