



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Change of use to stone masonry premises

Unit 2 28 Harley Crescent Condell Park

May 2023

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PROJECT DETAILS

Client: Rowena Huang
Subject land: Unit 2 28 Harley Crescent Condell Park
Lot Description: Lot 18 in Deposited Plan 241684
Proposed development: Change of use to stone masonry, shop fitting and joinery premise



The report is prepared by Lauren McNamara
Bachelor of Planning (WSU)

The report is reviewed by Madeline Maric
Bachelor of Planning (MQU)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Lauren McNamara	17.05.2023	
Reviewed by	Madeline Maric	23.05.2023	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Rowena Huang to accompany a Development Application (DA) to Canterbury-Bankstown Council for the change of use to stone masonry premise at Unit 2 28 Harley Crescent Condell Park.

The proposed use is permissible with consent and is suitable for the site and the area. The proposed use will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	May 2023
BCA Report	BCA Vision	15 May 2023

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at Unit 2 28 Harley Crescent Condell Park and is legally described Lot 18 in Deposited Plan 241684. The site is located on the western side of Harley Crescent, off Allingham Street.



Figure 1: Site locality map (Google Maps 2023)



Figure 2: Aerial Map (NSW SIX Maps 2023)

The site is rectangular with a total area of approximately 1,824 square metres by calculation, with a 24-metre street frontage to Harley Crescent. The northern and southern side boundaries measure approximately 76 metres and the rear boundary measures approximately 24-metres.

The site currently contains a two-storey brick and metal building with a metal roof. The building contains two units which are occupied by business premises. The front of the site is landscaped with shrubs and provides hardstand driveway and vehicle parking areas. Vehicular access is available from Harley Crescent.

The land is zoned IN2 Light Industrial under the provisions of Bankstown Local Environmental Plan 2015 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Harley Crescent (Google Maps 2023)

2.2 The Locality

The site is located within the local industrial centre of Condell Park. The locality comprises a mix of industrial and residential development of buildings heights typically of one to two storeys.

The site adjoins a two-storey brick building to the south at 30 Harley Crescent. The site adjoins a two-storey brick building to the north 26 Harley Crescent. The rear of the site is adjoined by the Bankstown Aerodrome.

2.4 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site.

- DA-56/1992/1- Development Application - Use of Unit 2 as a Pistol Club - Training Centre S96(2) Amendment: Include Firearms Dealership as part of approved use for a "Pistol Club" Training Centre, as required by NSW Police Licensing Requirements (Approved 1/03/2016)
- DA-56/1992- Old Development Applications - Use of site as a pistol training club (Approved Council/D & B 20/03/1992)
- BA-421/1991- Old Building Application - Alterations to existing dwelling - Roden Security (Approved 04/09/1991)
- DA-607/1990- Old Development Applications - Use of unit 2 as a pistol club-training centre (Approved Delegated 12/02/1991)
- DA-560/1989- Old Development Applications – Use of unit 1 for sheet metal fabrication of ductwork for air-condition (Approved Delegated 16/10/1989)
- DA-138/1988- Old Development Applications - Unit 1. Use of the unit for m "anuf., assembly & storage of" valves (Approved Delegated 15/04/1988)

A Cease Use Order was issued by Canterbury-Bankstown Council on 12 May 2023. The application seeks approval for the unauthorised use of the premise as outlined in the order, which includes:

- Stone Masonry

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes for the change of use to a stone masonry premise at Unit 2 28 Harley Crescent Condell Park. The proposed use is permissible with consent and is suitable for the site and the area. The proposed use will operate without any significant impact to the amenity of neighbouring properties.

Please refer to plans prepared by Corona Projects.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Ground Floor	Factory space
	WC x2
	Parking spaces x9
First Floor	Office
	WC
	General office
	Mezzanine storage

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	1824m ²
Gross Floor Area	632.06m ²
Floor Space Ratio	0.35:1
Car spaces	9 spaces

3.4 Plan of Management

Items	Details
Business name	Elite Marble and Granite Furniture Pty Ltd
Type of business	Stone masonry factory including stone fabrication
Hours of Operation	8am-4:30pm (Monday – Thursday) 8am-2:30pm (Friday)
Number of staff	Three
Maximum Capacity	One per day (on average)
Waste Produced	Stone offcuts and stone sediments collected with filtration system

Waste Management Procedures	Skip bins
Staff and Customer parking arrangement	Nine parking spaces are allocated to the unit
Proposed noise sources	Bridge saw and hand-held water polisher and water grinder
Toilet facilities	Three (two on GF one on FF)
Emergency procedures	Fire extinguisher and fire exit doors on premise

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015

The primary statutory document that relates to the subject site and the proposed development is Bankstown Local Environmental Plan 2015. The primary non-statutory plan relating to the subject site and the proposed development is Bankstown Development Control Plan 2015.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the industrial purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.5 Bankstown Local Environmental Plan 2015

The development complies with the provisions of Bankstown Local Environmental Plan 2015 (LEP 2015).

Zoning and permissibility

The site is located in Zone IN2 Light Industrial.

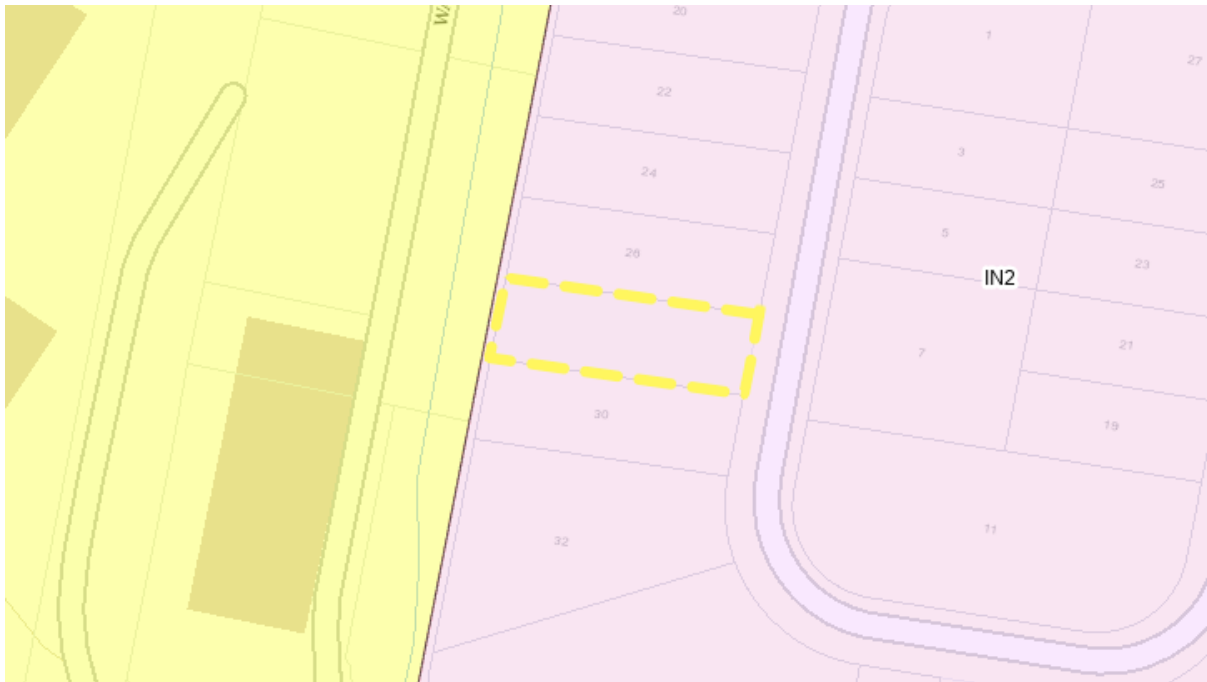


Figure 4: Land Zoning Map (NSW Spatial Planning Viewer 2022)

The development is identified to be *light industry*, specifically stone masonry, shop fitting and joinery which is permitted with consent in the IN2 Light Industrial zone.

The objectives of the zone are:

- *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.*

The proposed change of use will provide space for a business premise that will be capable of a range of suitable industrial uses that will complement the existing uses within the locality of Condell Park. The proposed use will provide employment opportunities for the locality. The proposed industrial use is not

likely to impact other land uses or their ability to provide facilities and services to meet the day to day needs of workers within the area. The proposed use supports and protects industrial land for industrial uses.

Clause 4.3 Height of buildings

The LEP Height of Building Map does not stipulate a maximum building height permitted for the site. The change of use proposal does not involve any building works, thus retaining the existing building height.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 1:1. The change of use proposal does not involve any building works, thus retaining the existing building FSR.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. As there are no proposed works, no further consideration is required.

4.1.6 Bankstown Development Control Plan 2015

The development achieves a high level of compliance with the provisions of Bankstown Development Control Plan 2015. The controls provided in Part B3 of DCP 2015 generally relate to the construction of new development. Accordingly, many of the controls contained within the DCP are not overtly relevant to a change of use application sought within an existing building. The relevant objectives and controls are detailed below.

Control	Comment	Compliance
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PART B3 INDUSTRIAL PRECINCTS**SECTION 1–INTRODUCTION**

Desired Character Objectives

a)	To have general industrial precincts in the City of Bankstown that accommodates a wide range of contemporary industries, warehouses and other compatible land uses within a generous landscape setting and protects the industrial land for industrial uses.	The proposed use provides an industrial use into the locality to contribute to the range of contemporary industries, warehouses and other land uses within the area.	Complies
b)	To have light industrial precincts in the City of Bankstown that accommodates a range of contemporary light industries and warehouses within a landscaped setting and will not cause nuisance or adversely affect the surrounding amenity for example by way of noise or emissions.	The proposed use is not likely to cause any adverse effects on the surrounding amenity by way of noise or emissions.	Complies

SECTION 3–BUILDING DESIGN

General

3.18	<p>Council must take into consideration the following matters for development in the industrial zones:</p> <p>(a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated;</p> <p>(b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment;</p> <p>(c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality;</p> <p>(d) whether access to the proposed development will be available by means other than a residential street but, if no other means of practical access is available, the consent authority must have regard to a written statement that:</p>	<p>The proposed development provides a number of parking spaces which is suitable to the number of people who will be accessing the site.</p> <p>The proposal does not include any works, the site already has existing landscaped beds at the front of the site.</p> <p>The subject site provides access from a residential street.</p> <p>The proposed development will not detract from residential amenity.</p> <p>The proposed use is operating within an approved building.</p>	Complies
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Control	Comment	Compliance
<p>(i) illustrates that no alternative access is available otherwise than by means of a residential street; and</p> <p>(ii) demonstrates that consideration has been given to the effect of traffic generated from the site and the likely impact on surrounding residential areas; and</p> <p>(iii) identifies appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environment;</p> <p>(e) whether goods, plant, equipment, and other material used in carrying out the proposed development will be suitably stored or screened;</p> <p>(f) whether the proposed development will detract from the amenity of any residential area in the vicinity; and</p> <p>(g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction, and operation.</p>		

SECTION 4-ENVIRONMENTAL MANAGEMENT

Acoustic privacy

4.1	<p>Development must:</p> <p>(a) consider the Industrial Noise Policy and the acoustic amenity of adjoining residential zoned land; and</p> <p>(b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.</p>	The proposed use is not considered to create any unreasonable noise emissions. The subject site is not located adjacent to any residential zones.	Complies
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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.	The proposed use is not likely to create any adverse air emissions.	Complies
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PART B5 PARKING

Control	Comment	Compliance				
SECTION 2–OFF STREET PARKING						
<p>Development must calculate the amount of parking required using the schedule of off–street parking requirements.</p> <table><tr><th>Land Use</th><th>Requirement</th></tr><tr><td>Industries and light industries</td><td><p>1 car space per 100m² of gross floor area.</p><p>Note 1: Where a retailing component is involved, provided this does not exceed 15% of the gross floor area (covering the retail component only) 1 car space per 100m² of gross floor area is to be provided.</p><p>Note 2: Where an office component is involved, provided this does not exceed 20% of the total gross floor area, 1 car space per 100m² of gross floor area is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40m² of gross floor area.</p><p>Note 3: When calculating the parking requirements for factories and factory units, Council may exclude a mezzanine level used solely for storage purposes provided:</p><ul style="list-style-type: none">• The floor of the mezzanine level is a light–weight floor;• The mezzanine level is enclosed on one or more sides with a hand rail as opposed to walls; and</td></tr></table>	Land Use	Requirement	Industries and light industries	<p>1 car space per 100m² of gross floor area.</p> <p>Note 1: Where a retailing component is involved, provided this does not exceed 15% of the gross floor area (covering the retail component only) 1 car space per 100m² of gross floor area is to be provided.</p> <p>Note 2: Where an office component is involved, provided this does not exceed 20% of the total gross floor area, 1 car space per 100m² of gross floor area is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40m² of gross floor area.</p> <p>Note 3: When calculating the parking requirements for factories and factory units, Council may exclude a mezzanine level used solely for storage purposes provided:</p> <ul style="list-style-type: none">• The floor of the mezzanine level is a light–weight floor;• The mezzanine level is enclosed on one or more sides with a hand rail as opposed to walls; and	<p>The site has a GFA of 632.06 and requires 6 parking spaces.</p> <p>The subject tenancy is allocated 9 parking spaces.</p> <p>The office component is 117.21sqm including the mezzanine level and does not exceed 20% of the total floor area.</p>	Complies
Land Use	Requirement					
Industries and light industries	<p>1 car space per 100m² of gross floor area.</p> <p>Note 1: Where a retailing component is involved, provided this does not exceed 15% of the gross floor area (covering the retail component only) 1 car space per 100m² of gross floor area is to be provided.</p> <p>Note 2: Where an office component is involved, provided this does not exceed 20% of the total gross floor area, 1 car space per 100m² of gross floor area is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40m² of gross floor area.</p> <p>Note 3: When calculating the parking requirements for factories and factory units, Council may exclude a mezzanine level used solely for storage purposes provided:</p> <ul style="list-style-type: none">• The floor of the mezzanine level is a light–weight floor;• The mezzanine level is enclosed on one or more sides with a hand rail as opposed to walls; and					

Control			Comment	Compliance
		<ul style="list-style-type: none"> The floor-to-ceiling height of the mezzanine level does not exceed 3 metres. 		

4.1.7 Draft Planning Instruments

Both the Draft Canterbury Bankstown Consolidated Local Environmental Plan 2021 and the Draft Canterbury Bankstown Consolidated Development Control 2020 have been published on Councils' website for public notification and comments. These draft planning instruments do not impact upon the permissibility of the proposal. Thus, no further assessment is deemed necessary in this instance.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. Given the relatively minor and internal nature of this proposal, any potential future impacts associated with this proposal are likely to be negligible.

4.2.2 Social and Economic Impacts

The development increases the amenity of the site with a new reputable business to provide goods and services to the community. The development will thus also provide economic growth within the locality. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the change of use. The proposal does not introduce any incompatible uses to the site. The works are permissible under the IN2 Light Industrial zone.

4.3.1 Access to Services

The site is located within an established industrial area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Bankstown Development Control Plan 2015. It provides a logical and considered approach to the provision of off-street car parking. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1.

4.3.3 Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire, or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. Furthermore, it increases the amenity of the site with a business premises to service the locality.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide an industrial development that makes efficient use of space on the site in a prime location that is in high demand for a range of industrial uses. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the change of use at Unit 2 28 Harley Crescent Condell Park. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at Unit 2 28 Harley Crescent Condell Park as described in this application is reasonable and supportable, and worthy of approval by Inner West Council.