

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR COVERED OUTDOOR SEATING

53A WIGRAM STREET
HARRIS PARK



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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Graham Bakewell to accompany a Development Application to Parramatta Council for an outdoor seating area at 53A Wigram Street, Harris Park.

This statement provides an assessment of the proposal in accordance with the relevant matters for consideration prescribed under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. This statement has been prepared after taking into account the proposal's ability to minimise any potential impacts on the locality and the amenity of the surrounding properties.

2. SITE ANALYSIS

2.1 The Site

The site is located on the north eastern corner of Wigram Street and Marion Street. The legal property description is Lot 30 DP128941.

The site is occupied by a two storey building comprising retail premises on the ground level and residential apartments above. The main façade of the building faces Marion Street.

The site is zoned E1 Local Centre and is located in a heritage conservation area – Harris Park West.

The surrounding development is predominantly two storey buildings similar to the subject building.

3. PLANNING CONTROLS

The planning instruments that are applicable to the subject development application are outlined below. An assessment of the development application, in accordance with the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* is provided in Section 5.

3.1 State Environmental Planning Policies

3.1.1 State Environmental planning Policy No 64 – Advertising and Signage

The relevant provisions of the SEPP are discussed in Section 5 of this report.

3.2 Local Environmental Plans

3.2.1 Parramatta Local Environmental Plan 2023 (LEP)

The relevant provisions of the LEP are discussed further in Section 5 of this report.

3.3 Development Control Plans

3.3.1 Parramatta Development Control Plan 2023 (DCP)

The relevant provisions of the DCP are discussed further in Section 5 of this report.

4. THE PROPOSAL

The proposal includes the installation of an awning structure to accommodate an outdoor seating area – located at the eastern end of the existing building.

The awning structure will be a prefabricated structure fixed to the existing concrete slab.

The outdoor seating will be able to accommodate approximately 24 customers of the adjacent food premises “Shri Refreshment Bar”.

5. SECTION 4.15 ASSESSMENT

This section provides an assessment of the proposal in accordance with the relevant matters for consideration prescribed under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (as amended)*.

5.1 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

5.1.1 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023 (LEP)

Each of the relevant clauses contained in the LEP are addressed below:

Clause	Controls	Proposal & Compliance	Y/N
2.1 – Land Use Zones E1 Local Centre	Objectives of the zone:		
	• To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.	The proposal contributes to an existing retail use	Yes
	• To encourage investment in local commercial development that generates employment opportunities and economic growth.	The proposal contributes to the viability of the existing business	Yes
	• To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.	Not applicable	
	• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	The proposal will be part of an existing ground level business	Yes
5.10 – Heritage Conservation	• To ensure the scale and type of development does not adversely affect the amenity of the surrounding neighbourhood	The proposal is small scale with no adverse amenity impacts	Yes
	(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area,	The building is located in a heritage conservation area and development consent is therefore required.	Yes

5.2 THE PROVISIONS OF ANY DEVELOPMENT CONTROL PAN

5.2.1 PARRAMATTA DEVELOPMENT CONTROL PLAN 2023 (DCP):

Each of the relevant Development Control Compliance clauses contained in the DCP are addressed below:

PART 4.2 – BUSINESS & COMMERCIAL DEVELOPMENT

Clause	Controls	Proposal & Compliance	Y/N
Table 4.2.1 – Building Design	• In the E1 Local Centre zone, and mixed-use development in the MU1 Mixed Use zone, all frontages are to provide for active non-residential uses with at-grade pedestrian access.	The proposal adds to the existing active non-residential business use adjacent.	Yes

PART 7.10.3 – HARRIS PARK CONSERVATION AREA

Clause	Controls	Proposal & Compliance	Y/N
New development – C.02	Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres...	The proposed structure will be less than 3.6m high.	Yes

PART 8.3.1 – HARRIS PARK

Clause	Controls	Proposal & Compliance	Y/N
Height of Buildings – C.01	Existing view corridors shown in Appendix 1 are to be protected, maintained or reinstated in the planning and design of the development.	The subject site is not located in any of the view corridors	NA
C.02	Align buildings to maximise and frame view corridors between buildings.	The proposed single storey structure will not impede an existing view corridor	Yes
Building Design – C.07	Buildings are to be designed with regard to the features of adjoining buildings and works with transitions of height, massing and scale where appropriate.	The proposed single storey structure reflects the existing buildings across Gordon McKinnon Lane.	Yes
Commercial Development – C.53	Land uses on the ground floor are to be non-residential, with any residential development to be located on floors above ground level.	The proposal contributes to the existing business use.	Yes
C.55	Buildings on the street frontage are to provide pedestrian amenity in the form of active street frontages, building entrances and awnings.	The outdoor seating area will contribute to street activation.	Yes

5.3 IMPACTS ON THE ENVIRONMENT & SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY – SECTION 79C (1) (b)

The proposed outdoor seating area will not result in any adverse environmental, social or economic impacts in the locality.

5.4 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT – SECTION 79C (1) (c)

The proposal is an addition to an existing use.

5.5 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR REGULATIONS – SECTION 79C (1) (d)

It is assumed Council will consider any submissions made in the assessment of the Development Application.

5.6 THE PUBLIC INTEREST – SECTION 79C (1) (e)

The addition an outdoor seating area that provides amenity for the customers is considered to be in the public interest.

6. CONCLUSION

The proposal has been assessed against the relevant clauses of Parramatta Local Environmental Plan 2023 and Parramatta Development Control Plan 2023.

The proposal is considered to satisfy the aims of the SEPP, LEP and DCP. The proposal is consistent with the objectives of these standards and is considered satisfactory.

The addition of an outdoor seating area is consistent with Council's planning controls and will have no environmental impacts and no adverse impact on the amenity of the setting. Accordingly the proposal is considered to be in the public interest.