

44 High Street, Parramatta– new Car Wash

Statement of Environmental Effects – August 2024

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INTRODUCTION

1. Overview

This Statement of Environmental Effects has been prepared by Mod Urban Pty Ltd to support a Development Application on behalf of Terry Shields Pty Ltd (the applicant) under the provisions of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) and relates to the proposed development at 44 High Street, Parramatta (**the site**).

The planning assessment contained within this SEE demonstrates that the proposed works are consistent with relevant State and local environmental planning instruments, including the principal instrument applying to the site being Parramatta Local Environment Plan 2023. The proposed works are generally compliant with the provisions of Parramatta Development Control Plan 2023.

The site is zoned Zone MU1 Mixed Use under the Parramatta *Local Environmental Plan 2023*. The site is also located within the Parramatta Local Government Area.

This SEE provides an assessment of the proposal against the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2021.

SITE ANALYSIS

2. The Subject Site

The site is located at 44 High Street, Parramatta and is legally described as:

- Lot 2 of DP 318189

2.1 Site Details

- The site is located in the suburb of Parramatta in the Parramatta local government area (LGA);
- The site is currently used for storage of vehicles associated with the adjacent car sales and services and at 10-12 Church Street occupied as a Toyota and Lexus dealerships.
- The site is relatively flat.
- The site contains no built form.

The site is identified in **Figure 1** of this SEE.

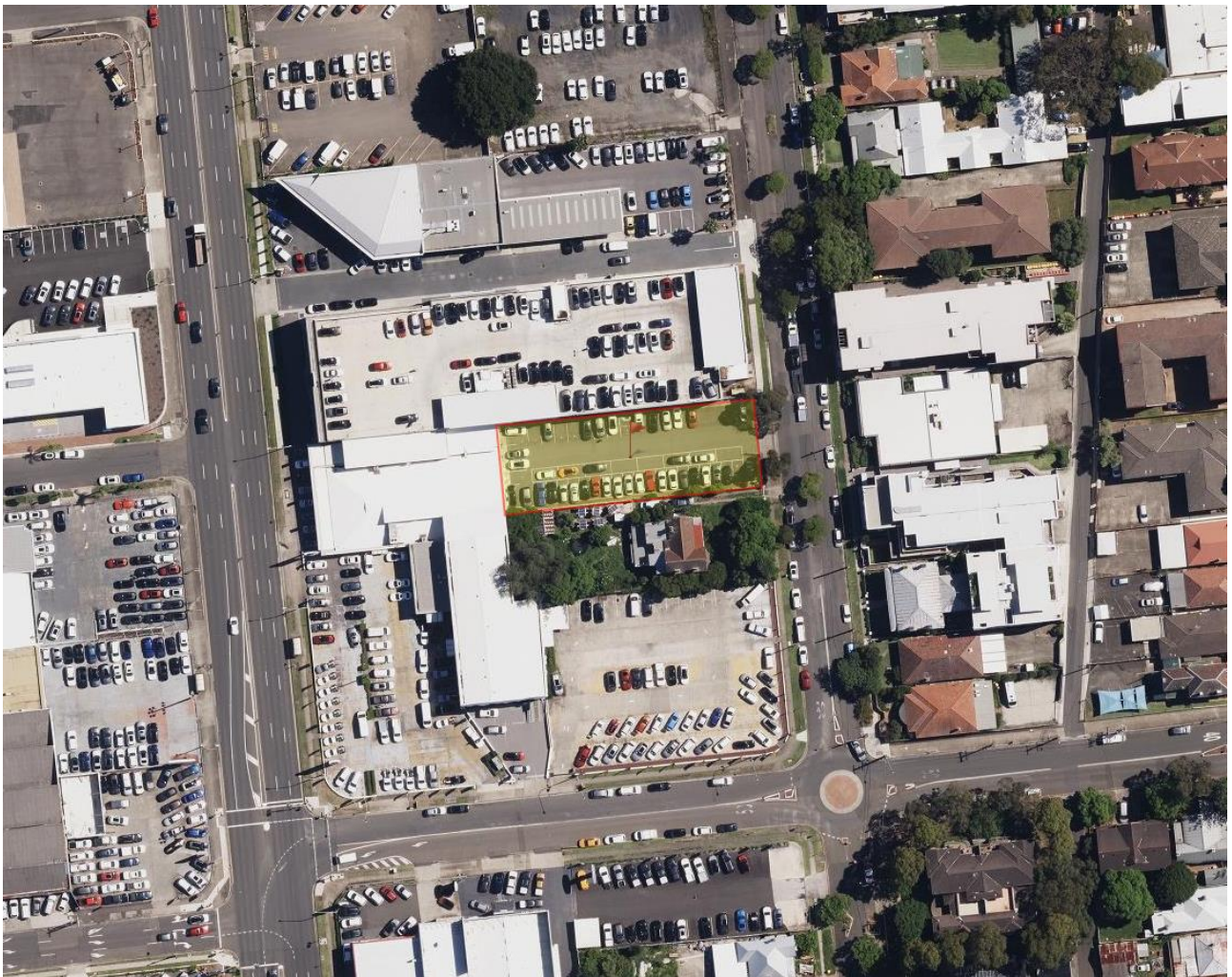


Figure 1: The site



PROPOSED DEVELOPMENT

3. Overview

The proposal is for the provision of a new car wash facility on site.

- The car wash will be housed under a single storey structure and includes provision of a new rendered concrete block wall and colourbond roof atop a steep frame.
- The car wash is not available to the public and is only used in conjunction with the adjacent car sales and services and at 10-12 Church Street occupied as a Toyota and Lexus dealerships

LEGISLATIVE FRAMEWORK

4. Overview

This Part of the SEE assesses and responds to the legislative and policy requirements for the project in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act).

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

State Planning Context

- Environmental Planning and Assessment Act 1979

Local Planning Context

- Parramatta Local Environmental Plan 2023 (PLEP)
- Parramatta Development Control Plan 2023 (PDCP)

This planning framework is considered in detail in the following sections.

4.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979, requires that in determining a development application, a consent authority is to take into consideration the following matters as are of relevance to the development:

Section 4.15 Matters for Consideration	Comment
(a) the provisions of: (i) any environmental planning instrument, and	See relevant sections of this report.
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Nil
(iii) any development control plan, and	The proposal generally satisfies the objectives and controls of the Cumberland DCP 2021. See table below and where necessary key issues section of this report.
(iiia) any planning agreement	Not applicable

Section 4.15 Matters for Consideration	Comment
<i>that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	
<i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</i>	The relevant clauses of the Regulations have been satisfied.
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	The environmental impacts of the proposed development on the natural and built environment have been addressed in this report. The proposal will not result in detrimental social or economic impacts on the locality.
<i>(c) the suitability of the site for the development,</i>	The proposed development is suitable for the site.
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	No submissions have been raised at this stage
<i>(e) the public interest.</i>	The proposal is in the public interest as it will not impact upon the streetscape character, and not result in detrimental amenity impacts to neighbours.

The legislation and policies addressed hereunder have been addressed in accordance with the Act.

4.2 Parramatta Local Environmental Plan 2023

The Parramatta Local Environmental Plan 2023 (PLEP) was prepared to meet State Government guidelines for local planning documents.

The relevant provisions of PLEP as they relate to the subject site are considered below.

Permissibility

The subject site is located in the MU1 Mixed Use Zone pursuant to the PLEP.

The objectives of the MU1 zone are:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To create opportunities to improve the public domain and pedestrian links.*
- *To protect and enhance the unique qualities and character of special character areas in Parramatta City Centre..*

The proposal is consistent with the objectives of the MU1 Mixed Use zone and proposes the continued use of the site for vehicles storage associated with a vehicle sales premises, which are permissible with development consent in the zone.

CI 4.3 Height of Buildings

The provisions of the PLEP allow a maximum height of building of 0m o the site. The proposed structure has a maximum height of 4m, and therefore does not comply with the PLEP building height provisions.

Subsequently a Clause 4.6 Variation Report is provided to justify the non-compliance.

CI 4.4 Floor Space Ratio

The proposal does not include gross floor area, and the maximum FSR provision of 10:1 is not exceeded by the proposal.

CI 5.10 Heritage Conservation

The subject site is not identified as an item of environmental heritage and it is not located within a heritage conservation area.

CI 6.12 Design Excellence

The overall design and appearance of the proposal has given consideration to meeting the Cities design excellence requirements.

4.3 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to the subject site.

4.4 Parramatta Development Control Plan 2023

The Parramatta Development Control Plan 2023 (the DCP) relates to the proposed development. The following table addresses the relevant controls of the DCP, and the proposals compliance with the control.

DCP 2011 Control	Compliance Y/N	Comment
4.1.1 Consideration of Adjoining Land uses	Y	In summary, the proposed car wash will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites. No further impacts in terms of noise impacts are likely to occur as a result of the proposed modifications.
4.1.2 Noise amenity	Y	The continued historical use of the site related to the car sales industry has not been subject of any known noise complaints in the past. In addition, the new car wash is a low intensity land use that is unlikely to generate significant levels of noise.
4.2 Business and Commercial Development		
Building Height	Y	The proposal complies with the PLEP and DCP building height provisions.
Floor space	Y	The proposal complies with the PLEP FSR provisions. No additional GFA is proposed.
Front Setback	Y	No impact
Side Setback	Y	No impact
Rear setback	Y	The new car wash still and appropriate and compliant rear setback.
Parking	Y	The car wash facility does not trigger any new or additional parking on site.
Landscaping and Deep Soil	Y	The proposal does not result in landscaping. The site currently consists of a hardstand area.
Safety and Security		The site has been in existence for some time and ensures safety and security to its users. The proposal for the carwash is considered to not be detrimental to site safety and security.

DCP 2011 Control	Compliance Y/N	Comment
Building Design	Y	The development addition for the car wash is intended to fit comfortably within the existing streetscape in terms of scale, bulk and function. The proposed design will positively complement the existing character of the area and is appropriate to the site.
Part 6 Traffic and Transport		
The proposal does not result in modifications to the site access, visitor numbers or on site parking.		
Part 9 Parramatta City Centre		
The proposed car wash comply within the relevant controls of Part 9 of the PDCP as the site is located within the Parramatta City Centre.		
<u>9.5.7 Auto Alley</u>		
<i>C.01 Site consolidation must comply with Figure 9.5.7.1 – Auto Alley Special Area Public Domain & Consolidation.</i>		
Complies – Lot consolidation is not proposed.		
<i>C.02 Delivery, location and dedication of new streets, lanes and open spaces in the Auto Alley precinct must comply with Figure 9.5.7.1.</i>		
Complies – No deliveries or new streets are proposed at the site.		

DCP 2011 Control	Compliance Y/N	Comment
<i>C.03 Where specified, building envelopes must comply with Figure 9.5.7.2 to achieve the objectives highlighted for the Auto Alley Special Area.</i> Complies. The proposal is a small awning like structure with open sides. <i>C.04 Future development must comply with the following street setback controls: (d) Street frontage heights and setbacks on High Street must comply with Figure 9.5.7.6 (Section C). A 12 metre high street wall must be set back 6 metres from the street boundary. Towers must be set back 15 metres from the street boundary in accordance with the Height of Buildings Map in Parramatta LEP 2023 to respond to adjacent heritage fabric.</i> Complies – the proposal complies with street setbacks. C.05 Driveways servicing new development are not permitted on Church Street and High Street. Future driveways must be minimised and provided on future servicing streets or laneways. <i>Complies – the proposal will use the existing driveway.</i> <i>C.06 Tenancy widths on the ground floor in Church Street must allow for automotive or other large commercial uses.</i> Not applicable. <i>C.07 Where necessary, proposals must consider how safe pedestrian movement may be reasonably provided within the Auto Alley Special Area.</i> Complies – there is no public access to the site so no pedestrian conflicts will occur.		



LIKELY IMPACTS OF DEVELOPMENT

5. Overview

The likely environmental impacts of the proposed modifications that have been assessed include:

- Context and Setting;
- Design and Appearance
- Amenity;
- Substantially the Same
- Social, Environmental and Economic Impacts; and
- Suitability of the Site

5.1 Context and Setting

- The form and scale of the proposal is sympathetic to the High Street locality and the adjoining commercial precinct in terms of its form and scale in relation to existing buildings on site.
- The continued use of the site for commercial uses and employment uses is appropriate to the site and the local precinct.

5.2 Design and Appearance

- The new car wash is intended to fit comfortably within the existing streetscape in terms of scale and function, and is well designed to become a natural addition to the site. The proposed design of the building will positively complement the existing character of the area.
- The proposed design of the development achieves an appropriate built form in that it enhances the public domain, character of the streetscape. The proposal demonstrates a good quality building which achieves the design standards for the locality as well as those outlined in DCP.
- The proposed massing of the development, is considered acceptable with regard to the height controls and intent for the locality, and appropriate building setbacks have been implemented.

5.3 Amenity

In summary, the proposed car wash will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites.

No further impacts in terms of noise impacts are likely to occur as a result of the proposed modifications.

5.4 Substantially the Same

The proposal will result in a development that is substantially the same to that which has previously been approved.

5.5 Social, Environmental and Economic

The proposal will enable the continued use of the site as a commercial premises, consistent with its current use whilst preserving the visual character of the site.

The proposal will not have any adverse economic or environmental impacts.



5.6 The Suitability of the Site for Development

The proposal is of a nature in keeping with the overall function of the site. The premises are in a predominantly commercial surrounding and amongst similar uses to that proposed.

The proposed development is also compatible with surrounding land uses and will achieve a good level of amenity for adjoining land owners and operators.

Accordingly, the site is considered to be suitable for the development.

5.7 Any Submissions Made in Accordance with the Act

No submissions are apparent at the time of writing.

5.8 The Public Interest

The proposed development will have no adverse impact on the public interest.





CONCLUSION

This SEE provides an assessment of the proposal against the relevant environmental planning framework, including the Parramatta Local Environmental Plan 2023, and the Parramatta Development Control Plan 2023.

The assessment finds that the proposal is consistent with the objectives and controls of the relevant statutory and policy framework. No adverse environmental, economic or social impacts have been identified as resulting from the proposed development.

No additional significant adverse impacts have been identified as likely to arise from the proposed development which has been favourably assessed against the relevant provisions of the Environmental Planning and Assessment Act 1979.

It is therefore considered that the proposal responds to site constraints and provides a suitable outcome. Accordingly, it is requested that Council grant consent to the proposal.