
STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany a Development Application
For the reconstruction of an industrial premises with an
ancillary office premises

at No. 68 Yerrick Road, Lakemba

Issue A – November 2024

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1.0 INTRODUCTION

This statement has been prepared to accompany a Development Application for the reconstruction of an industrial premises with an ancillary office premises at No. 68 Yerrick Road, Lakemba.

The purpose of this report is to describe the proposed development and review the relevant planning controls relating to the proposal. It provides an assessment of the proposed development in light of the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

This report aims to demonstrate that the proposed development is appropriate within its context and within the framework of the relevant planning policies.

This statement addresses issues arising from the proposed development in light of the following planning controls:

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023
- Provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979

The assessment relies upon the following information:

- The subject land is zoned IN2 Light Industrial under the Canterbury-Bankstown Local Environmental Plan 2023
- The immediate context of the site and surrounding industrial character

2.0 SITE & CONTEXT ANALYSIS

2.1 SUBJECT SITE DESCRIPTION

The subject site is located at No. 68 Yerrick Road, Lakemba and is legally identified as Lot Y within DP 390361. The area of the subject site is 1,258m² by survey.

The subject site is located on the western side of Yerrick Road on the corner of Frazer Street, with Punchbowl Road located further north.

Figure 01 illustrates the context of the site within the locality.

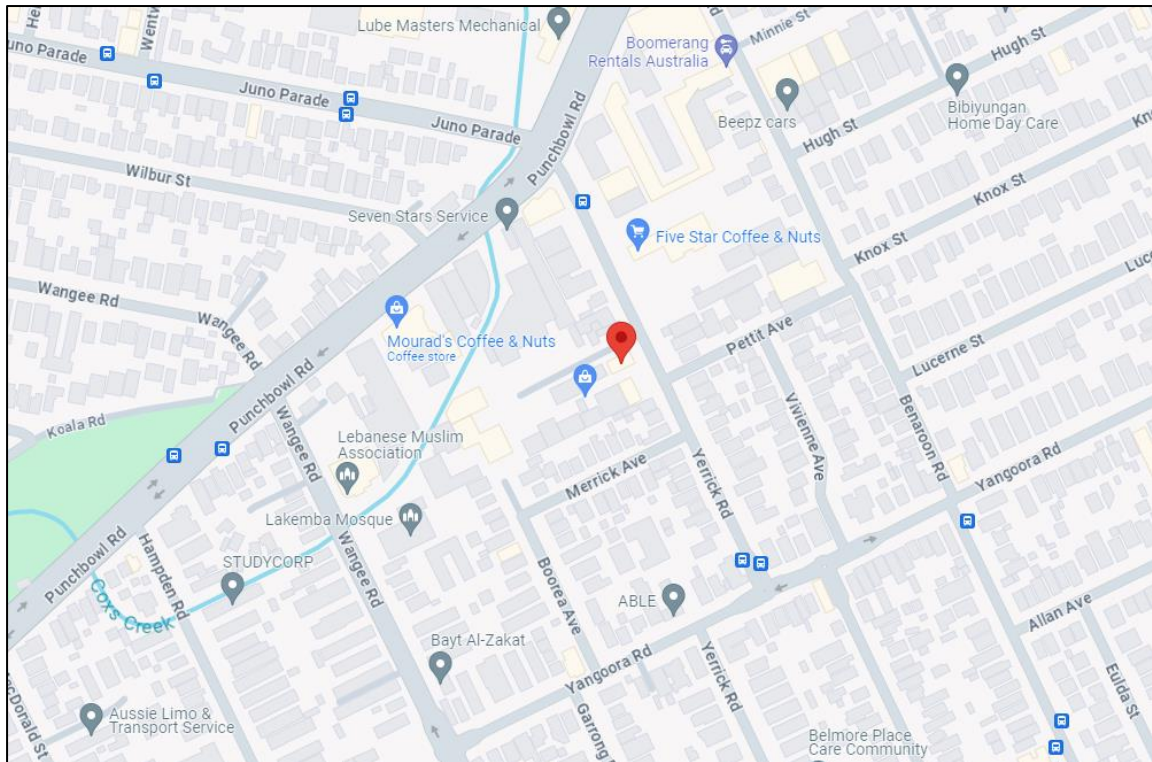


Figure 01: Map of site location (Google Maps, accessed 2024)

2.2 EXISTING BUILDINGS AND ASSOCIATED STRUCTURES

The subject site is occupied by an industrial premises comprising of three warehouse buildings.



Figure 02: Subject site at No. 68 Yerrick Road, Lakemba (Google Maps, accessed 2024)

2.3 SURROUNDING AREA

Locality

The subject site is located within IN2 Light Industrial zone under the Canterbury-Bankstown Local Environmental Plan 2023. The site is located in Lakemba, a suburb in western Sydney located 12km south-west of the Sydney central business district. The site is located at the north-eastern periphery of Lakemba within a predominantly industrial and residential area.

The locality of Lakemba is characterised by a variety of land uses. The locality is bounded by Greenacre, Belmore, Roselands, Wiley Park, and Punchbowl.

Street Pattern

The immediate area in which the subject site is located is defined by a grid street pattern with long and linear blocks which have no predominant orientation. There is a network of footpaths accompanied by vegetated road reserves.

3.0 THE DEVELOPMENT PROPOSAL

3.1 OVERVIEW

This Development Application proposes demolition and reconstruction of an industrial premises, including the construction of a second storey for use as an ancillary office premises.

The premises will be occupied by a civil engineering company known as Civeco, whereby the new ground floor warehouse will be used for storage of materials, machinery, and tools, and the first floor office premises will be used for ancillary administrative purposes.

Civeco will operate between Monday to Friday 6:00am to 5:00pm, with a maximum of 10 employees on site at any one time.

The employees attending the site at 6:00am will typically only remain for a short period of time to pick up a company vehicle and depart for their applicable project sites respectively, staying off-site during the remaining operating hours. There will be one employee within the proposed office premises, who will remain on site during the proposed operating hours.

3.2 DESCRIPTION OF WORKS

This Development Application proposes works as depicted on the architectural plans prepared by Archispectrum:

Ground Floor (RL +17.45, RL +17.50):

- Demolition of 3 x warehouse buildings and associated structures
- Construction of 1 x warehouse building
- Entry
- Lift
- Accessible bathroom
- 2 x roller doors
- 2 x ramps
- Staircase to first floor
- Staircase to open yard

First Floor (RL +23.70):

- Construction of 1 x office premises
- Foyer
- Lift
- Accessible bathroom
- Staff room/ kitchenette
- Balcony

External:

- Demolition of existing vehicle crossing
- Construction of new vehicle crossing
- Construction of new fence (1800mm height)
- Construction of 2 x gates
- Construction of awning
- Addition of 7 x car parking spaces
- New open yard space
- New metal sheet roofing (3° and 5° pitch)
- New deep-soil landscaping
- Garbage storage area

4.0 EVALUATION PURSUANT TO PLANNING INSTRUMENTS

The application has taken into consideration relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023.

4.1 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

Part 2 Permitted or prohibited development

Clause 2.1 Land use zones

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.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Resource recovery facilities; Restaurants or cafes; Roads; Take away food and drink premises; 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; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; 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 businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Comment

The proposed alterations and additions to the existing industrial premises, and the ancillary office premises, meet the objectives of the zone and are permitted with consent.

Part 4 Principal development standards

Clause 4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,
- (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,
- (c) to provide appropriate height transitions between development, particularly at zone boundaries,
- (d) to minimise overshadowing to existing buildings and open space,
- (e) to minimise the visual impact of development on heritage items and heritage conservation areas,
- (f) to support building design that contributes positively to the streetscape and visual amenity of an area.

(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.

(2A) Despite subclause (2), the following maximum building heights apply—

(a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as "Area 1" on the Clause Application Map,

(b) 8.5m for a dwelling house in Zone R4 on land identified as "Area 2" on the Clause Application Map,

(c) 11m for a building on a lot that is less than 5,000m² on land identified as "Area 1" on the Height of Buildings Map that is in Zone B6,

Comment

The subject site is not prescribed a maximum building height. The proposed industrial premises with ancillary office premises will have a maximum building height of 11.2 metres.

Clause 4.4 Floor space ratio

(1) The objectives of this clause are as follows—

(a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,

(b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,

(c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,

(d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,

(e) to provide a suitable balance between landscaping and built form in residential areas.

(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.

Comment

The subject site is permitted a maximum floor space ratio of 1:1. This application will result in a floor space ratio of 0.5:1.

4.2 CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

Part 3 General requirements

Chapter 3.2 Parking

Section 2 Off-street parking rates

Objectives

O1 To ensure development meets the car, bicycle and service vehicle parking demands generated by various land uses.

O2 To minimise on-street car parking to ensure road safety and visual aesthetics.

Development controls

2.1 Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.

Land use	Car spaces
Warehouse	1 per 300m ² GFA
Office <20% total GFA	1 per 100m ² GFA
Office >20% total GFA	1 per 40m ² GFA

Comment

As this application proposes a total gross floor area of 623.9m², where 307.4m² is comprised of warehouse floor area and 316.5m² is comprised of office floor area, a total of 7 on-site car parking spaces are required.

This application proposes 7 on-site car parking spaces. A traffic report has been prepared by Modus Transport and Traffic Engineering and submitted alongside this application.

Part 9 Industrial precincts

Chapter 9.1 General requirements

Section 1 Introduction

Objectives

- O1 To support and protect industrial land for industrial uses.*
- O2 To ensure development is compatible with the desired character of the industrial precincts.*
- O3 To enhance the amenity for people who work in and visit the industrial precincts.*
- O4 To facilitate ecologically sustainable development.*
- O5 To ensure site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access.*

Desired character

C2 Light Industrial Precinct

The Light Industrial Precinct will continue to support successful employment and economic activity as its primary role. This precinct is vital to Canterbury-Bankstown's position and future economic success in the Central River City, and will continue to offer residents jobs closer to home.

The built form will be mostly contemporary light industries, warehouses and urban services within a safe and high quality environment. These uses would be 'light' in nature, meaning they would not cause nuisance or adversely affect the surrounding amenity by way of noise or emissions. Non-industrial development will be limited to land uses that are compatible with the primary employment role of the precinct.

Comment

The proposed alterations and additions will result in a new warehouse with an ancillary office premises which will be utilised for light industry, in accordance with the desired future character of the precinct.

Section 2 Building form and landscape

Objectives

- O1 To achieve good design in terms of building form, bulk and landscape.*
- O2 To provide employee and visitor amenities in a pleasant environment.*
- O3 To enhance ecological values.*
- O4 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth.*
- O5 To ensure development is compatible with the prevailing suburban character and amenity of neighbouring residential areas.*

Development controls

Site cover

2.1 The sum of the total area of building(s) on the ground floor level must not exceed 70% of the site area.

Street setbacks

2.3 This clause applies to land within the former Canterbury Local Government Area:

- (a) The minimum setback to the primary street frontage is 5m.*
- (b) The minimum setback to the secondary street frontage is 2m.*

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 the site; or
- (b) provides adequate space to meet the vehicle access, car parking, loading and landscaping controls; or
- (c) demonstrates compatibility with the building alignment of neighbouring development or the desired character of the area; or
- (d) achieves an appropriate bulk and scale.

Side and rear setbacks

2.5 Council may require minimum setbacks to the side and rear boundaries of the site:

- (a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or
- (b) to avoid an easement or tree dripline on the site or adjoining sites; or
- (c) 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.

2.6 The design of buildings must ensure that:

- (a) At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the midwinter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- (b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.

Open space

2.10 Development must provide a landscaped area along the primary and secondary street frontages of a site in accordance with the following minimum widths:

Site area	Sites not adjoining a state or regional road	
	Min. width for landscaped area to the primary street frontage	Min. width for landscaped area to the secondary street frontage
1,000m ² – 1,999m ²	4.5 metres	3 metres

2.11 Development must:

- (a) retain and protect any existing trees identified by Council on the site and adjoining sites; and
- (b) must not change the ground level (existing) within 3m of the base of the trunk or within the dripline, whichever is the greatest.

2.12 Development must plant at least one street tree at 5m intervals along the length of the primary and secondary street frontages. Council may vary this requirement in response to proposed tree species, site constraints limit their inclusion or a street tree already exists in good condition.

2.13 Development must plant trees in the landscaped area at a minimum rate of one canopy tree per 30m² of the landscaped area. The canopy tree must be capable of achieving a mature height greater than 5m.

2.14 Where development proposes an outdoor car park with 20 or more car parking spaces, the car park design must include at least one tree per 5 car parking spaces to the following specifications:

- (a) a tree must be a single trunk species to allow a minimum visibility clearance of 1.5m measured above the ground level (existing); and
- (b) a tree must be planted in an island bed that is a minimum 2m in width and 4m in length.

Employee amenities

2.15 Development must provide an outdoor employee amenity area with a minimum area of 25m². This area should include a combination of grass, plantings, pavement, shade, and seating to allow employees to engage in a pleasant working environment.

2.16 Development must locate the employee amenity area away from sources of intrusive noise (such as loading and servicing, and heavy machinery), dust, vibration, heat, fumes, odour or other nuisances.

Comment

The proposed works will result in a site coverage of 26.3%. The warehouse will be

set back 11.4 metres and 332mm from Yerrick Road and Frazer Street at ground floor respectively, and 6 metres and 1.7 metres from Yerrick Road and Frazer Street at first floor respectively.

Whilst the ground floor setback to Frazer Street is numerically non-compliant, it should be noted that the proposed warehouse utilises the existing northern wall of the development, which does not comply with the minimum requirement in its current state. Therefore, the portion of the northern wall which has been proposed as new has retained the existing setback in order to present a cohesive façade to the streetscape, and the numerical non-compliance is therefore acceptable.

The proposed development will have nil setbacks from the south boundary at ground and first floor levels respectively. The proposed development will be set back 3 metres and 48.5 metres from the rear boundary at ground and first floor levels respectively. Shadow diagrams have been prepared by Archispectrum and submitted alongside this application.

The proposed development will also result in 137.9m² of landscaped area along Frazer Street, with a width of 3 metres.

The proposal will provide 26.7m² of outdoor employee amenity area on the first floor balcony.

Section 3 Building design

Objectives

- O1 To achieve good design in terms of architectural treatment and visual amenity.*
- O2 To ensure the siting and design of buildings contribute to the personal and property security of people.*
- O3 To maximise natural surveillance so that people feel safe at all times.*
- O4 To encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.*

Development controls

Facade design

- 3.1 Development must articulate 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 Figure 3a; and
 - (e) considers any other architectural elements to Council's satisfaction.
- 3.2 Development may have predominantly glazed facades provided it does not cause significant glare nuisance.
- 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.
- 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.

Facade design (corner sites)

- 3.5 The street facade of development on a corner site must incorporate architectural corner features to add visual interest to the streetscape.

Facade design (materials)

- 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.*

Roof design

3.7 Development must incorporate an innovative roof design that:

- (a) achieves a unique and contemporary architectural appearance; and*
- (b) combines high quality materials and finishes.*

Safety and security

3.8 The front door to buildings should face the street.

3.9 The administration offices or industrial retail outlets must locate at the front of buildings.

3.10 Windows on the upper floors of a building must, where possible, overlook the street.

3.11 Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code or lock system.

3.12 Unless impractical, access to outdoor car parks must be closed to the public outside of business hours via a lockable gate.

3.13 Development must provide lighting to the external entry paths, common lobbies, driveways and car parks using vandal resistant, high mounted light fixtures.

General

3.15 Council must take into consideration the following matters for development in the industrial zones:

(a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated;

(b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment;

(c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality;

(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:

(i) illustrates that no alternative access is available otherwise than by means of a residential street;

(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

(iii) identifies appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environment;

(e) whether goods, plant, equipment and other material used in carrying out the proposed development will be suitably stored or screened;

(f) whether the proposed development will detract from the amenity of any residential area in the vicinity; and

(g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction and operation.

Comment

The proposed façade of the development has been appropriately articulated to respond to the desired future character of the locality. An external finishes schedule has been prepared by Archispectrum and submitted alongside this application.

The proposed office premises will be located at the front of the site, and all entries to the development face the primary and secondary street frontages.

Section 4 Environmental management

Objectives

O1 To minimise pollution and environmental risk.

Development controls

Acoustic privacy

4.1 Development must:

- (a) consider the Noise Policy for Industry and the acoustic amenity of adjoining residential zoned land;*
- (b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.*

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.

Comment

Due to the light industrial nature of the development, the site will not emit any pollution. Additionally, as there will only be one employee who remains on site throughout the entirety of the proposed operating hours, there will not be any noise nuisances arising from the site.

Section 5 Site facilities

Objectives

O1 To ensure site facilities integrate into the overall building form, and achieve good design in terms of architectural treatment and visual amenity.

O2 To ensure the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.

Development controls

Storage areas

5.1 The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.

5.2 The storage and use of dangerous goods must comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and its regulations, and any other requirements of WorkCover NSW.

Front fences

5.11 The maximum fence height for front fences is 1.8m.

5.12 The external appearance of a front fence along the primary and secondary street frontages must ensure:

- (a) the section of the front fence that comprises solid construction (not including solid piers) does not exceed a fence height of 1m above ground level (existing); and*
- (b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.*

5.13 Council does not allow the following types of front fences:





- (a) chain wire, metal sheeting, brushwood, and electric fences; and*
- (b) noise attenuation walls.*

Comment

The proposed warehouse and external space will be used for the storage of construction materials, machinery, and tools; none of which will be hazardous.

A new 1.8 metre-high fence has been proposed on the northern and western boundaries, where the entire height will be solid construction. Whilst numerically non-compliant, it is essential to ensure security for the materials and machinery stored externally, and for the vehicles parked on site overnight.

5.0 COMPLIANCE TABLE

Planning Instrument	Clause	Complies
Canterbury-Bankstown Local Environmental Plan 2023	Clause 2.1 Land use zones	
Canterbury-Bankstown Local Environmental Plan 2023	Clause 4.3 Height of buildings	
Canterbury-Bankstown Local Environmental Plan 2023	Clause 4.4 Floor space ratio	
Canterbury-Bankstown Development Control Plan 2023	Section 2 Off-street parking rates	
Canterbury-Bankstown Development Control Plan 2023	Section 1 Introduction	
Canterbury-Bankstown Development Control Plan 2023	Section 2 Building form and landscape	Justification provided
Canterbury-Bankstown Development Control Plan 2023	Section 3 Building design	
Canterbury-Bankstown Development Control Plan 2023	Section 4 Environmental management	
Canterbury-Bankstown Development Control Plan 2023	Section 5 Site facilities	Justification provided

6.0 CONCLUSION

The proposed reconstruction of an industrial premises with an ancillary office premises at No. 68 Yerrick Road, Lakemba is consistent with the objectives and relevant provisions of Canterbury-Bankstown Council's planning instruments.

From this statement it is concluded that the proposed development is compatible with the subject site and the surrounding environmental factors. There are no additional impacts that can be attributed to the development that will adversely affect the amenity of neighbouring properties or deter from the industrial area.

In this regard the Council is requested to review the application favourably and grant the development consent.