



STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

Proposed Change of Use and Renovations
Existing Factory Bay for RSPCA NSW
to achieve a Veterinary Spey Clinic

Rev A

PO Box 7179
Toowoomba Bay NSW 2261

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STATEMENT OF ENVIRONMENTAL EFFECTS

THE SITE

SITE ADDRESS

70B Harley Crescent,
Condell Park NSW 2200
Part 2 SP 20925
Zoning – IN2 Light Industrial
Area – 1,499.87 sq m

1.0 INTRODUCTION & BACKGROUND

This Statement of Environmental Effects has been prepared in support of a Development Application for the change of use and the internal fitout of an existing factory to achieve a veterinary spey clinic. The veterinary spey clinic is for the desexing of animals for the general public. The spey clinic will provide a community service for people who live within the Canterbury Bankstown LGA.

RSPCA NSW has been operating an Animal Shelter at Yagoona since 1970 at 201 Rookwood Road Yagoona and over the past 50 years, as a charity relying on community donations, bequests and NSW Government Grant, are now expanding their reach to allow for the desexing of dogs and cats within the Local Government Area.

The site has limited constraints as it is not subject to bushfire, slope of land or flooding. The proposal is unlikely to impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources.

RSPCA NSW have spent the last 12 months searching for a suitable property. This Application for the change of use and internal fitout to the existing building will allow RSPCA NSW to comply with the new Animal Housing Code, adopt and implement new animal handling and behavioural assessment practices to allow more animals to be desexed.

The change of use and internal fitout of the existing building will not have animals housed overnight. The dogs and cats will be accepted by appointment in the mornings and will be picked up by their owners late afternoon the same day.

Existing factory 70A will remain as existing and will only be used by RSPCA NSW as storage.

The Spey clinic will be staffed with 5 people. The staff will consist of 2 Veterinary Surgeons, 2 Veterinary Nurses and 1 Administration Officer. The hours of operation will be from 8:30am to 5:00pm Monday to Friday as required.

2.0 CONTEXT AND SETTING

SUBJECT SITE



The proposed change of use and internal fitout relate to the regional and local context as the scenic qualities, features of the landscape, character and amenity of the locality and streetscape have been maintained in relation to the existing and the future development of the local area. The scale, form, character, density and design of the change of use and internal fitout are not out of context with the existing streetscape. The potential impact on the neighbouring properties is minimal.

3.0 ZONING

The subject land is Zoned IN2 Light Industrial under the Canterbury Bankstown Local environmental Plan 2023. The proposed development is defined as a Veterinary clinic and is permissible with consent.

4.0 COMPLIANCE WITH PLANNING CONTROLS

Canterbury Bankstown Local Environmental Plan 2023

The subject land is Zoned IN2 Light Industrial under the Canterbury Bankstown Local environmental Plan 2023. The proposed development is defined as a Veterinary clinic and is permissible with consent.

Canterbury Bankstown Development control Plan 2023 Chapter 9 Industrial Precincts

This plan applies to Industrial Precincts in Canterbury Bankstown Shire. The plan aims to support the LEP by providing additional objectives and development controls to enhance the function, design and amenity of the industrial precincts within zones IN1 and IN2 light industrial areas by

- Supporting and protecting industrial land for industrial use
- Ensuring development is compatible with the desired character of the industrial precincts
- Enhance the amenity for people who work in and visit the industrial precincts
- Facilitate ecologically sustainable development
- Ensuring site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access

The proposed change of use meets the aims of the plan in that:-

- It supports and has protected industrial land for industrial use as the change of use is permissible with council consent
- The building is existing and constructed to be compatible with the desired character of the industrial precinct
- The change of use will enhance the amenity for people who work in and visit the precinct by providing a service that will encourage the responsible ownership of domestic animals.
- The change of use will upgrade the existing building to facilitate ecologically sustainable development.
- The site configuration is practical for the change of use operations as off street parking, loading activities and vehicle manoeuvring and access have been addressed. (see Site Plan)

Section 2 – Building form and Landscape

The change of use development is contained within the existing building footprint. The Façade of the building will be upgraded to reflect a more modern architectural appearance to the street, therefore enhancing the existing streetscape and local amenity.

The employee and visitor amenities will be upgraded to provide a pleasant environment.

There is existing landscaping and an additional planting of 3 mature trees will provide for shade and cooling to the existing carpark area

2.1 – Site cover

The existing site has a total area of 1,499.87 sq m with an existing building footprint of 917.8 sq m. This equates to 61% of the site area. The existing building complies with the maximum allowable site coverage of 70%

2.2 – Setbacks

The existing setback from the street frontage is 21.23m. This distance complies with both the former Bankstown Local government area and the former Canterbury Local government area.

2.5 – Side and Rear Setbacks

The existing Building complies with the side and rear boundary setbacks as it is not adjacent to residential zones, there are no easements, trees or riparian corridor on the site or adjacent to the site and is surrounded by industrial development.

2.10 – Open space

The existing landscape area width along the street frontage is 2.7m wide which is 10% less than the required 3.0m. It is requested that council approve this small variation as the existing building was erected in the 1970s. The 2.7m will allow for deep soil planting of 3 new mature trees.

2.15 – Employee Amenities

The existing building and carpark layout does not allow for an external employee amenities area. As can be seen from the acoustic report the background noise from the existing factories is quite high and would hinder the enjoyment of the outdoor staff area. The change of use has provided and upgraded the internal staff amenity area which will be more desirable than an external area.

Section 3 – Building Design

The existing building still maintains the objectives of this clause.

- The existing face brick will be covered with architectural panels to modernise the façade. The existing roll a door will be replaced with glass entry doors. This will elevate the visual amenity of the building
- The siting of the existing building allows for security surveillance of personnel and property.
- The new façade and security gates will minimise opportunities for vandalism and graffiti.

3.1 – Façade Design

The existing building is articulated and with the new materials to cover the brickwork and the glass entry door the building will achieve a contemporary architectural appearance.

3.7 – Roof Design

The existing roof design is screened by a parapet wall.

3.12 – access to the outdoor car parks will be closed to the public outside of business hours, appointment drop off and pick up, via lockable gates.

Section 4 – Environmental Management

4.1

The change of use has taken into account the noise policy for industry by providing an acoustic report

4.2

The change of use will not create any odour emissions or water pollutants.

Section 5 – Site Facilities

5.1 – Storage Areas

See site plan for the storage area location.

5.2 – Building Design utilities and building services

All new building utilities and services have been integrated into the building

Canterbury Bankstown Development control Plan chapter 3 General Requirements Parking

Spaces required as per Off Street Parking Schedule

Gross floor area of Veterinary Hospital is 375.9 excluding fire corridor.

Spaces required 375.9 divided by 30 equal 12.5 say 13 spaces

14 spaces have been proposed.

6.0 ACCESS AND TRANSPORT

The change of use and internal fitout of the existing building will generate extra traffic movements than the existing usage. The local and arterial road network has the capacity to absorb the additional traffic flow.

Off street car parking is provided on the site and is consistent with the amount of vehicular traffic generated by a particular development. The off street car parking has 14 existing car spaces. As set out on drawing sheet 4251/1. One existing space has been deleted to allow for an accessible car space.

Car movements will be regulated as clients will arrive at the site staggered by appointment times. The time spent by each client dropping of their pet will take approximately 10 minutes.

7.0 PUBLIC DOMAIN

The change of use and internal fitout will not adversely impact upon the public domain, and is likely to bring benefits to the community. RSPCA NSW is a charity and the benefits to the community are great as they will desex domestic animals to minimise the over population of unwanted domestic animals.

8.0 UTILITIES

The change of use and internal fitout will not impact on the utilities supply. Water, Sewer and Electricity are all available to the existing building. RSPCA NSW will enter into a Waste Water Contract with Sydney Water.

9.0 HERITAGE

The change of use and internal fitout will not affect heritage significance of the property or the adjacent properties, as there are no items located on the subject site nor is the site located within a conservation area.

10.0 WATER

The change of use and internal fitout will not impact on the conservation of the water resources and the water cycle, as all stormwater is collected in a system of existing gutters, pipes and pits and connected to the existing stormwater system.

The change of use and internal fitout will not add any additional roof area to the existing.

All waste water is and will be disposed of to Sydney Water requirements and in an environmentally acceptable manner. RSPCA NSW will enter into a Waste Water Contract with Sydney Water.

11.0 SOILS

The change of use and internal fitout will not impact upon the soil conservation, as no extra construction works will be built outside the existing building. The site has an existing landscaped frontage. See attached existing front elevation drawing number 4251 sheet 1.

12.0 FLORA AND FAUNA

There is no native flora and fauna on the site as the building is existing and the site has been fully developed. The change of use and internal fitout will have no impact on any native bushland or threatened flora or fauna.

13.0 WASTE

The change of use and internal fitout will provide an area for waste and recycling bins.

The ongoing waste management will have an enclosed bin area along the eastern boundary as shown on the site plan for general waste and recycling. The medical waste will be collected internally and removed by the appropriate contractor. The bins are collected twice a week by the appropriate waste removal contractor.

Any onsite waste during the construction process will be disposed at Chullora Waste Management Centre, located at the Corner of Muir and Rookwood Roads.

Recyclable material will be sent to SITA – Chullora Resource Recovery Centre at 15 Muir Road, Chullora 2190 NSW.

14.0 ENERGY

The change of use and internal fitout has been designed to conserve energy and be energy efficient by having energy efficient appliances in all areas of the facility. Lighting and solar absorbance to comply with the Section J report supplied by Evergreen Energy.

See attached Section J report.

15.0 SOCIAL IMPACT

The change of use and internal fitout will interact with the community in a positive manner. The change of use and renovation will greatly enhance RSPCA NSW existing positive impact by providing new and improved areas for the desexing of domestic animals

16.0 ECONOMIC IMPACT

The change of use and internal fitout will have a positive economic impact on the area as it will generate jobs and will add to the economy of the existing business in the area.

The property values in the area will not be affected by this development as the change of use and renovation is within the existing building.

17.0 SITE DESIGN AND INTERNAL DESIGN

The change of use and internal fitout design suits the environmental conditions and the site attributes as the existing building fits within the local amenity.

The appearance of the existing building is architecturally acceptable and relates to the local amenity. The proposal fits the locality and will not lead to unmanageable transport demands.

The air quality and microclimate will not be affected and the ambient noise levels are suitable for the development. The site is not subject to natural hazards such as tidal inundation, slip, mass movement or bush fires. The soil characteristics are suitable for the development.

The site is free from right of ways as shown Waterways and Watercourses. The site is burdened by stormwater easements as shown on the site plan.

CONCLUSION

The proposed Veterinary Clinic development is recommended to Council on the basis that:-

- (i) the activities are permissible use within the current IN2 Light Industrial Zoning
- (ii) generally complies with the Canterbury Bankstown Development Control Plan 2023 chapter 9 Industrial Precincts
- (iii) the proposal will provide a good quality industrial development which will service the local market; and
- (iv) can be fully serviced with a range of utilities;

The proposed development will produce a good quality industrial product that will meet the expectations of the surrounding precinct.