



Canterbury-Bankstown Local Government Area

3B/87 Allingham Street, Condell Park

Statement of Environmental Effects for the wholesale sale and storage of laboratory and pharmaceutical consumables, glassware, plastic ware, instrumentation, small volume laboratory chemicals and glass cutting saws; and ancillary usage of scientific glass forming lathes and annealing kiln

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of Ian Revelman, the applicant, to accompany a DA for the continued use of unit 3B/87 Allingham Street, Condell Park as a warehouse and distribution facility. The use is specifically for predominantly wholesale sale and storage of laboratory and pharmaceutical consumables, glassware, plastic ware, instrumentation, small volume laboratory chemicals and glass cutting saws; and ancillary usage of scientific glass forming lathes and annealing kiln.

The following documents have been reviewed and referenced in the preparation of this SEE. Copies of these documents are submitted with the development application.

- Site plan prepared by david.g.evans Architects dated 20/04/2015
- Floor plan prepared by Dexion dated 15/09/08
- Architectural drawings prepared by Drafter.com.au and dated 10/07/2024
- Notice of determination for DA831/2021 dated 17 November 2021.

The assessment of the proposed development against the relevant State Environmental Planning Policies (SEPPs), Canterbury-Bankstown Local Environment Plan 2023 (CBLEP) and Canterbury-Bankstown Development Control Plan 2023 (CBDPC) shows the continued use of the warehouse and distribution centre cause little, if any, adverse environmental impact on the surrounding context.

2 Site and the proposed development

The application is for development approval for the use of unit 3B/87 Allingham Street, Condell Park as a warehouse and distribution centre for disposable goods for school, laboratory and pharmaceutical industry use. The operation of the site includes glass forming of specialised laboratory equipment such as tubes, retorts and similar vessels.

The site has a legal description of Lot 24 in DP 9284 and total lot area of 1.06ha. Unit 3B has a floor area of 1104m².

The location of the site in its immediate context is shown on the aerial image below.

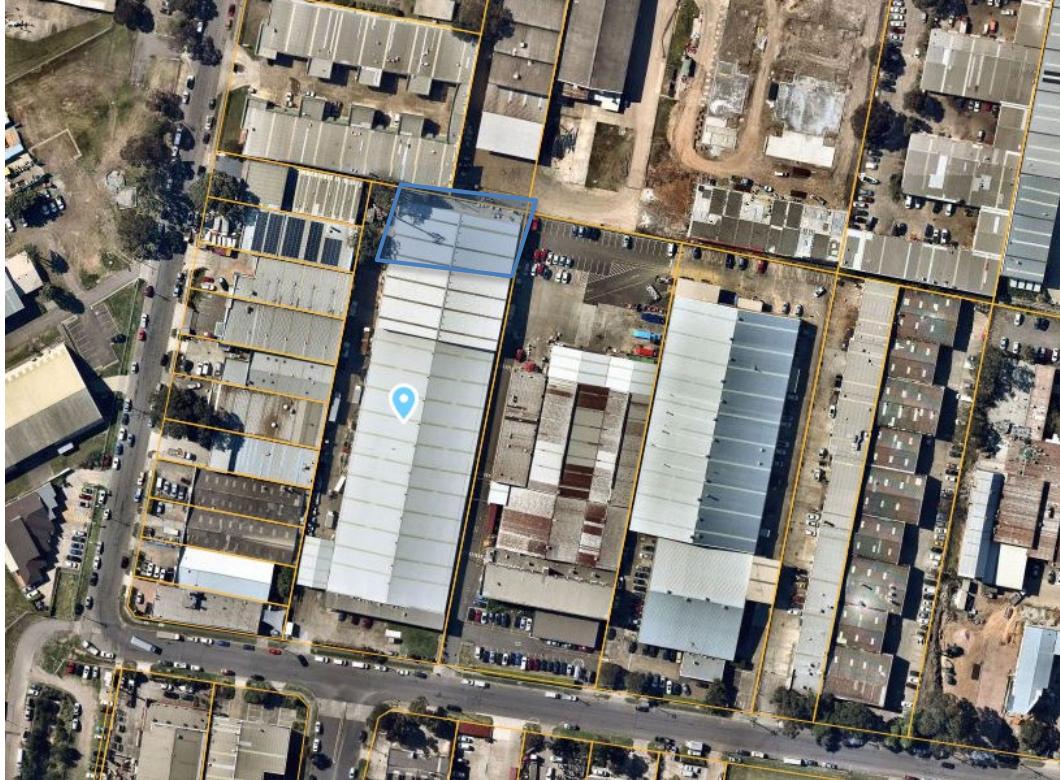


Figure 1. Site in its immediate context, outlined in blue. Image courtesy of Nearmap.

The street view below shows the vehicular access to the site via Allingham Street.



Figure 2. Street view of the front and side boundary. Image courtesy of Google Maps.



Figure 3A. Approved mezzanine storage area.

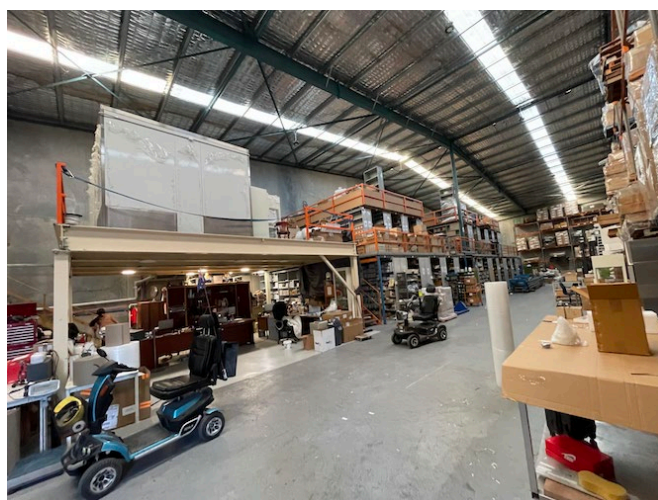


Fig 3B. New section of mezzanine for which approval is sought

3 Approval history and current use

An access to information form (GIPA application) was submitted to Council involving the subject site and showed the following alterations and change of uses:

- DA1337/70: proposed extension to the existing factory.
- DA1591/84: proposed additional showroom, mezzanine floor area used in conjunction with the existing and furniture manufacture activities on site.
- DA514/84: proposed additional floor space to mezzanine.



- DA633/89: use of existing premises for distribution of parcels.
- DA685/91: proposed erection of two silos.
- DA442/91: proposed office extension and construction of canopy for existing factory use for commercial interiors manufacture.
- DA1221/97: proposed use of the site for mobile telephone base station comprising a tower, antennas, and a small, prefabricated equipment hut.
- DA1981/2000: change of use from manufacturing office furniture and partitioning to warehousing and distribution and the erection of fascia signage.
- DA484/2015: proposed alterations and additions to existing industrial warehouse. The conditions of consent state no approval is granted or implied for the use of the building and a separate development consent for the use of the industrial floor space is required prior to occupation.
- DA484/2015/1: proposed alterations and additions to existing industrial warehouse.
- Occupation Certificate 160011: An occupation certificate was approved on the 22/03/2017 by a Council Certifier for the use of the site as a goods storage warehouse (Excluding s73 Compliance Certificate and Work Permit, Compliance Certificate & completed landscaping).
- CC-313/2016: Alterations and additions to existing industrial warehouse.
- DA-831/2021: Use of internal storage mezzanine structure for Unit 3B at the rear of the building. Condition 1.2 of the consent states no approval is granted or implied for the tenancy and a separate development consent is required for the commercial/industrial floor space.
- BC-28/2022: Approval granted for the mezzanine structure.

DA1981/2000 received approval to change the use of the building to warehouse and distribution centre. As no DAs were submitted after DA1981/2000 for a change of use, the building's current approval for a warehouse and distribution centre may still be still applicable. This is reinforced by the 2017 Occupation Certificate stating that the site has approval for a goods and storage warehouse.

Following the completion of the building works and issue of the OC, Unit 3B was used as a warehouse for storing whitegoods by the building owner until the applicant was granted a lease and commenced operations.

In 2021, the applicant applied for and was granted development consent for an internal storage unit for the purposes of storing its goods for the use which continues to this day. In assessing that DA831/2021, Council became aware of the use of the premises which its reporting purported to ignore, concluding a further DA was required for the use of the premises.

4 Proposal

This development application seeks Council approval for the continued *warehouse and distribution centre* and ancillary glass forming use. Specifically, the use involves *sale and storage* of laboratory and



pharmaceutical consumables, glassware, plastic ware, instrumentation, small volume laboratory chemicals and glass cutting saws; and ancillary usage of scientific glass forming lathes and annealing kiln.

The manufacturing portion of the business occupies 7m² of the unit and contains two kilns, one lathe, two cutting machines and a flat grinder for the manufacturing of sight glasses of various diameters and lengths from imported glass tubing. The lathe and kilns are used approximately 2-4 times per month. The kilns are never used at the same time and the duration of the lathe's operation is between 5-10 minutes. Grinding and cutting machines average use is approximately 40 minutes per week. It is to be noted that existing employees operate the machines, and no specialised tradesperson is required. The total revenue from manufacturing these items is less than 2% of revenue demonstrating it is ancillary to the primary use being warehouse and distribution of imported goods.

Labsupply Pty Ltd currently occupies the unit and stores and distributes school, laboratory and pharmaceutical consumables. This DA is required to satisfy DA831/2021, condition 1.2:

No approval is granted or implied for the tenancy of the building. Separate Development Consent for the tenancy of the commercial/industrial floor space is required prior to occupation.

The tenancy will be occupied by a total of five staff. Hours of operation will be Monday to Friday from 9am to 5pm. Deliveries and pick-ups average 3-4 per day.

Approval is also sought for use of parts of the storage structure that have been added including two toilet modules and a washroom. The area is highlighted on the architectural plans. The constructed platform is used for storage purposes. It does not increase the number of employees on site as a result of the shelved racking system. Approval of this DA will be followed by an application for a Building Information Certificate to cover the hitherto unauthorised but completed works. The erected shelving system is equivalent to a higher rack system though without the need for additional mechanical equipment to pick orders. No additional GFA or parking is proposed.

5 Assessment under Section 4.15 of the EP&A Act

Section 4.15(1) of the Environmental Planning and Assessment Act 1979 requires that a variety of matters be taken into consideration in the assessment of a development application. The following statutory instruments and design guidelines apply to any development on the subject site:

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023



5.1 Canterbury-Bankstown Local Environmental Plan 2023

5.1.1 Part 2 – Permitted or prohibited development

The subject site is zoned **IN2 Light Industrial** under the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP). Warehouse or distribution centres are permitted with consent in this zone. The relevant objectives of Zone IN2 are:

1 Objectives of zone

- To encourage employment opportunities and to support the viability of centres.
- 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.

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

The proposed development satisfies the above objectives as follows:

- New employment opportunities have been provided a result of this application. Labsupply's continued operation supports employment in the businesses and institutions to which the firm supplies chemicals and laboratory equipment and ancillary manufactures sight glasses.
- The use of Unit 3B as a warehouse and distribution facility and ancillary activity extends the previously approved use of the site (DA1981/2000).

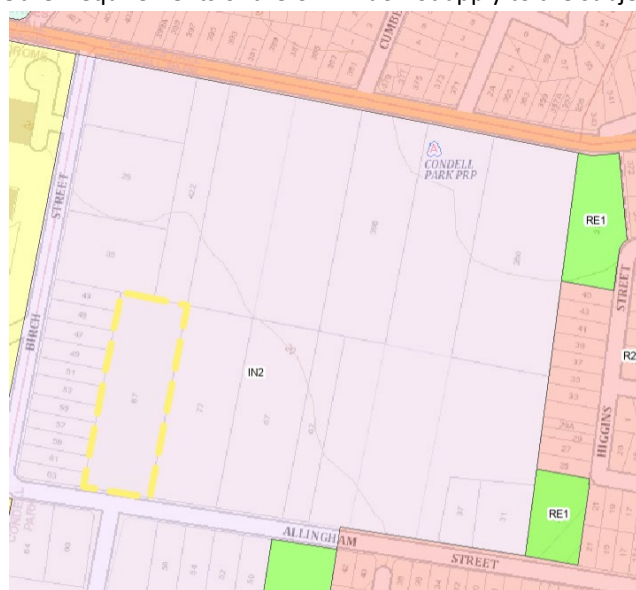


5.1.2 Canterbury-Bankstown Local Environmental Plan (CBLEP) compliance table

An assessment of the proposal against the relevant provisions of the CBLEP is provided in the table below.

CONTROL	PROPOSED	COMPLIANCE
Clause 4.1 Minimum subdivision lot size for the site is 1000m ² .	This application does not seek approval for lot subdivision.	N/A
Clause 4.3 Height of building (HoB)	This application does not seek approval for changes to existing building height.	N/A
Clause 4.4 Floor space ratio	No changes proposed to the existing GFA.	N/A
Clause 6.1 Acid sulfate soils	Not applicable. Subject land does not lie within the acid sulfate soils on the Bankstown LEP Acid Soils Planning Map (Sheet ASS_002).	N/A

Other requirements of the CBLEP do not apply to the subject site.



Zone IN2 Light Industrial

Figure 4: Land Zoning– Site marked in yellow. Source e-spatial viewer. Map accessed 2/4/24.

5.2 Canterbury-Bankstown Development Control Plan 2023

An assessment of the proposal against the relevant objectives and planning controls of the CBDP is summarised in the tables below. Where the proposal satisfies the objectives, further assessment against the controls is not provided.



Chapter 3 General Requirements		
Control	Proposed	Complies?
Chapter 3 – General Requirements		
Section 2 – Off street parking rates	As no additional staff or gross floor area is proposed, no additional parking is proposed. 28 spaces were approved in DA 484/2015/1.	Approved previously

Chapter 9 Industrial Precincts		
Control	Proposed	Complies?
SECTION 1 – Introduction		
O1 To support and protect industrial land for industrial uses.	O1. The proposal maintains the light industrial land and its current warehouse and distribution centre use.	Yes
O2 To ensure development is compatible with the desired character of the industrial precincts.	O2. This application continues to support employment and economic activity by maintaining light industrial uses of the site.	Yes
O5 To ensure site configurations are practical for industrial operations, including space for off-street parking, loading activities, vehicle manoeuvring and access.	O5. The proposal seeks to obtain development consent for the use of the current tenancy. No changes are proposed to the parking, loading facilities and vehicle manoeuvring and access approved under DA484/2015/1.	Yes
SECTION 2–Building Envelopes	No changes proposed to the building envelope.	N/A
SECTION 3–Building Design	No changes proposed to the building design.	N/A
SECTION 4–Environmental Management	No changes proposed to the current environmental management on site.	N/A
SECTION 5–Site Facilities		
Storage areas		
5.1 The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.	5.1. Hazardous materials stored on site comply with requirements of WorkCover NSW and other relevant public authorities.	Yes
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.	5.2. Dangerous goods stored on site comply with the Dangerous Good (Road and Rail Transport) Act 2008 and its regulations, and any other requirements of WorkCover NSW.	Yes

6 Conclusions

- 6.1 The applicant proposes to use Unit 3B, 87 Allingham Street, Condell Park as a warehouse and distribution centre for school, laboratory and pharmaceutical consumables.



- 6.2 The use of Unit 3B as a warehouse and distribution facility with minor ancillary manufacturing extends the previously approved use on site and will have no adverse impact on the amenity of the industrial site or surrounding industrial sites.
- 6.3 The proposal maintains the existing level of compliance with the DCP guidelines and does not generate tangible environmental impacts on the surrounding context.
- 6.4 Council is invited to approve the use for which building changes were made in 2017 – a warehouse and distribution centre as well as the sections of the storage structure not previously approved.
- 6.5 Based on our assessment of the proposal against the applicable controls and the merits of the proposal, we conclude that the application is worthy of approval.

<https://nurban.sharepoint.com/sites/CPWActiveProjects/Shared Documents/19155A - Labsupply, Condell Park/CPW reports and files/SEE - V7.docx>