

STATEMENT OF ENVIRONMENTAL EFFECTS

DA FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE EXISTING WAREHOUSE AT 150 ELDRIDGE ROAD, INCLUDING INSTALLATION OF A NEW MEZZANINE FLOOR, NEW CAR PARKING SPACES, SHADES, OFFICE AREA AND PROPOSED PORTABLE HOISTS; AND USE OF LAND AT 158 ELDRIDGE ROAD AS A CAR STORAGE FACILITY WITH ASSOCIATED ACCESS.

150-158 ELDRIDGE ROAD, CONDELL PARK NSW
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LEGISLATION CHECKLIST

STATE ENVIRONMENTAL PLANNING POLICY	APPLICABLE?
SEPP NO 65 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT	✗
SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004	✗
SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008	✗
SEPP (BIODIVERSITY AND CONSERVATION) 2021	✓
SEPP HOUSING 2021	✗
SEPP (INDUSTRY AND EMPLOYMENT) 2021	✗
SEPP (PLANNING SYSTEMS) 2021	✗
SEPP (PRECINCTS - CENTRAL RIVER CITY) 2021	✗
SEPP (PRECINCTS - EASTERN HARBOUR CITY) 2021	✗
SEPP (PRECINCTS - REGIONAL) 2021	✗
SEPP (PRECINCTS - WESTERN PARKLAND CITY) 2021	✗
SEPP (PRIMARY PRODUCTION) 2021	✗
SEPP (RESILIENCE AND HAZARDS) 2021	✓
SEPP (RESOURCES AND ENERGY) 2021	✗
SEPP (TRANSPORT AND INFRASTRUCTURE) 2021	✓



1 INTRODUCTION

This Statement of Environmental Effects has been prepared by PLANZONE to accompany the Development Application (DA) to the City of Canterbury Bankstown Council seeking consent for the Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, office area and proposed portable hoists; and use of land at 158 Eldridge Road as a car storage facility with associated access at 150-158 Eldridge Road, Condell Park NSW 2200.

This Statement of Environmental Effects has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act, 1979* (the Act) and Part 3 of the *Environmental Planning and Assessment Regulation, 2021* (the Regulation), and provides the following:

- Identifies any environmental impacts of the development;
- Indicates how any environmental impacts of the development have been identified;
- Outlines the steps to be taken to protect the environment or to lessen the expected harm to the environment; and
- Considers any matters required to be indicated by any guidelines issued by the Planning Secretary.

This DA application seeks to also address Council's Notice to Provide Information and Records S9.22 Environmental Planning and Assessment Act 1979 (REF-778601) (copy enclosed) relating to the abovementioned property.

Retrospective development consent for any works done without consent is NOT proposed in the subject Development Application (DA). A separate Building Information Certificate (BIC) will be submitted for these building works. The subject DA seeks consent for use of these building works and any upgrade works.

A Building Information Certificate REF: BC/74/2024 lodged on 01/07/2024 proposed the retention of the existing works commencing consent however was refused subject to this DA.

The Statement of Environmental Effects has been prepared having regard to the following plans, reports and documents that accompany the development application:

- Statement of Environmental Effects prepared by PLANZONE;
- Architectural Plans prepared by PLANZONE;
- Survey plan prepared by Ensure Consulting Pty Ltd;
- Traffic Report prepared by TTPP transport planning;
- Inspection report prepared by CARSOFT;
- BCA report prepared by East Coast Approval's; and
- Performance Solution prepared by E-LAB Consulting.

Accordingly, the proposed development achieves a high level of compliance with the requirements prescribed in *Canterbury-Bankstown Local Environmental Plan 2023* (the LEP) and *Canterbury-Bankstown Development Control Plan 2023* (the DCP).

The DA is made pursuant to Part 4 of the Act as local development. The DA is not Integrated Development or Designated Development under the provisions of the Act. The development has a Capital Investment Value of less than \$30 million and the application is not an application that requires determination by the Local Planning Panel by Ministerial Direction issued under Section 9.1 of the Act as detailed below:

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DEVELOPMENT	TRIGGER
1. Conflict of Interest	N/A
2. Contentious Development	The consideration of submissions cannot be made at the time of preparing this Statement.
3. Departure from Development Standards	The DA does not seek consent for a departure by more than 10% from a development standard under Clause 4.6 of the LEP.
4. Sensitive Development	(a) The DA is not designated development. (b) The DA does not seek consent for a residential flat building that is 4 or more stories in height. (c) The DA does not seek consent for demolition of a heritage item. (d) The DA is not for a licensed premises. (e) The DA is not for a sex-services or restricted premises. (f) The DA does not propose to enter into a planning agreement.

TABLE 1: LOCAL PLANNING PANEL MINISTERIAL DIRECTION CRITERIA

Accordingly, Council is the consent authority for the purpose of determining the DA.

This Statement of Environmental Effects undertakes an assessment of the proposal against the requirements and the matters for consideration under Sections 1.7, 4.15 and 4.46 of the Act and should be read in conjunction with the plans and documents accompanying the application.

2 THE SITE AND SURROUNDS

ADDRESS: 150-158 Eldridge Road, Condell Park NSW 2200

LEGAL DESCRIPTION: Lot 31 in Deposited Plan 564483

SITE AREA: 5214.3m²

ORIENTATION: The subject site is situated on the eastern side of Eldridge Road and the northern side of Edgar Street, Condell Park as illustrated in Figure 1.

LOCATION MAP:

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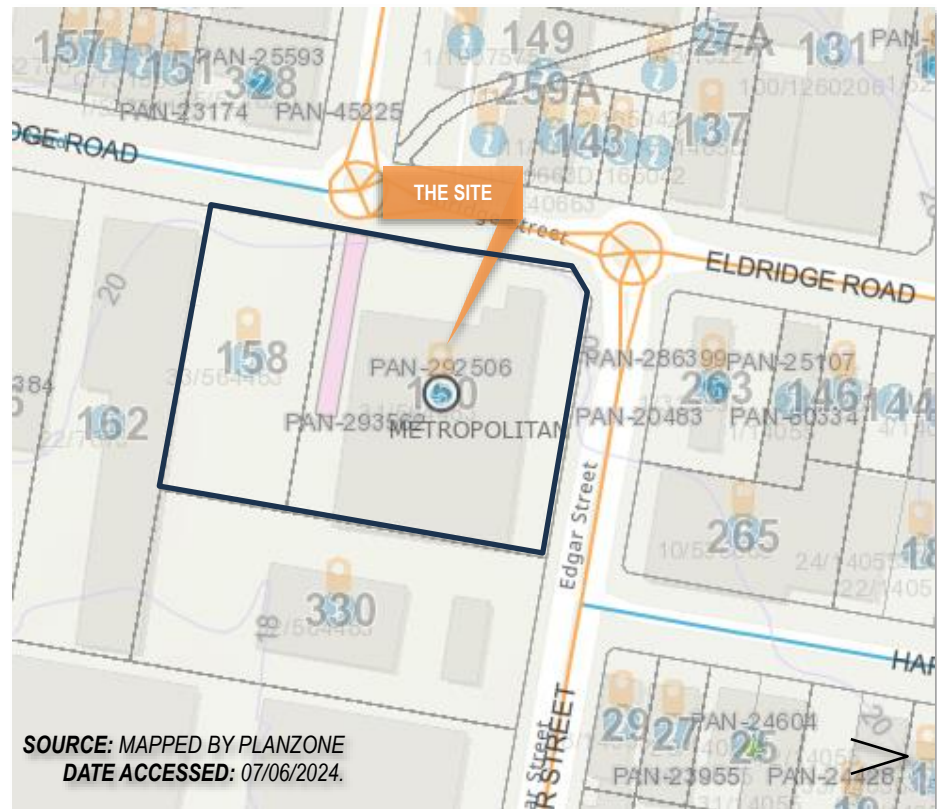


FIGURE 1: LOCATION MAP

AERIAL MAP:

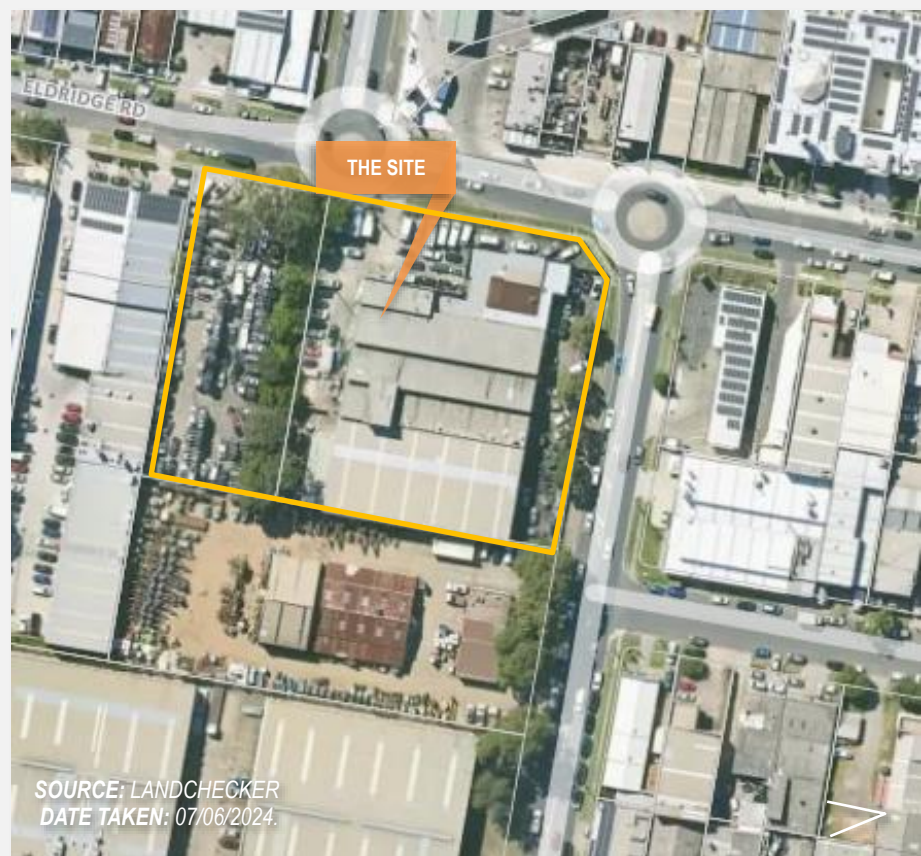


FIGURE 2: AERIAL PHOTO

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EXISTING
IMPROVEMENTS:

Existing improvements on the site includes an auto dismantling, storage and distribution of auto parts and mechanical repairs under DA-470/2002 and DA 1475/2002. A site inspection conducted on 17/04/24 illustrating the subject site structures done without shown below:



FIGURE 3: STREET VIEW OF THE SUBJECT SITE



FIGURE 4: SHADE STRUCTURES REMOVED

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FIGURE 5: STORAGE RACKS REMOVED



FIGURE 6: SPRAY BOOTH

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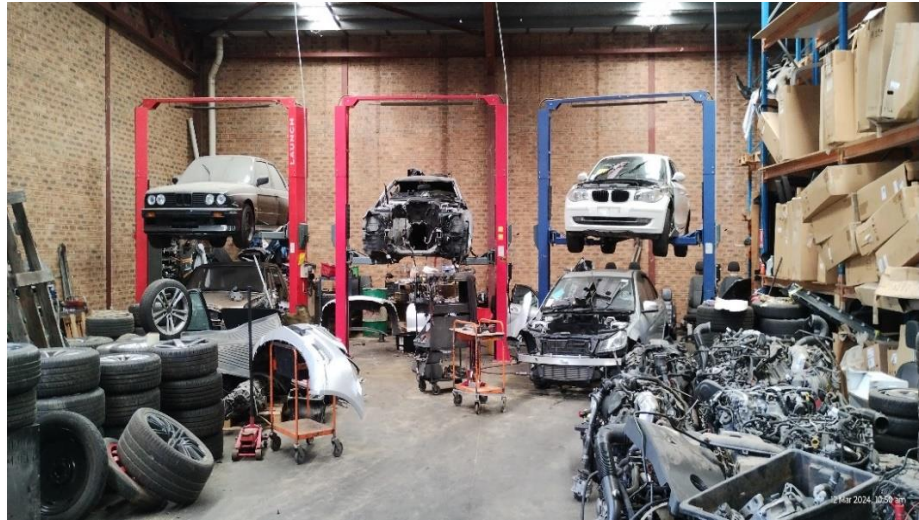


FIGURE 7: CAR HOISTS



FIGURE 8: INTERIOR MEZZANINE

**EXISTING
VEGETATION:**

The site does not contain any existing vegetation of significance or native vegetation and is not identified as environmentally significant land or riparian land on Council's online mapping system. An Order under Section 9.34 of the Environmental Planning and Assessment ACT 1979 (NSW), Order No.10 – Restore Works Order was issued on 1 August 2024 – REF:778601 sought the

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restoration of twelve trees along allocated locations.

Please find Statement of Certification Tree Planting submitted to Council addressing the concerns and photomontage of tree planting taken place in accordance with order.

PAST USES AND DEVELOPMENT HISTORY:

A review of 1943 aerial imagery indicates the subject site was vacant at the time and in late 1980's an industrial complex appears. A review of Council's online DA Tracking system has revealed prior development history for the subject site. Below is the application history relevant to this application:

- BC-74/2024 - Retention of unauthorised office space, hoists area, spray booth and mezzanine
- DA-470/2002 - Development Application
- DA-1475/2002 - Old Development Applications
- DA-1640/2023 - Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, shades, office area and proposed portable hoists; and use of land at 158 Eldridge Road As a car storage facility with associated access – Refused on 18 February 2024.

DA-1640/2023 relevance to this application:

PLANZONE was made aware of the status of DA-1640/2023 which sought consent for '*Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, shades, office area and proposed portable hoists; and use of land at 158 Eldridge Road as a car storage facility with associated access*' which was lodged on 05/02/2024 and **REFUSED** on 03/04/2024. No immediate response to determination was done back in April due to previous consultancy, acting as the applicant, failed to notify the client of the determination by council, to which the 6-month appeal period lapsed. The client was therefore prejudiced from being able to address the matter as it he would like to have done in working with council to amicably resolve this matter. PLANZONE have reviewed the Notice of Determination and Further information required – unable to support proposal documentation provided to previous applicant and seek to comprehensively address each item.

Below is our approach:

1. Retrospective Approval: This application seeks consent for the use of the space for the purposes of general industry (wrecker), vehicle repair station (mechanical workshop) and vehicle sales and hire premises. The structures constructed without consent on site shall be addressed in Building Information Certificate.
2. Statement of Environmental Effects: This Statement seeks to provide comprehensive detail addressing council's concerns.
3. Landscaping: Order No.10 – Restore Works Order was issued on 1 August 2024 – REF:778601 sought the restoration of twelve trees along boundary and some landscaping consideration. Amended architectural plans reflect new planted trees in accordance with Statement of Certification Tree Planting Certificate submitted to Council addressing the concerns and photomontage of tree planting taken place in accordance with order.
4. Car Hoists: 7 (2 approved & 5 commencing consent) car hoists have been

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- proposed to be retained for use of dismantling and repairing vehicles with a full set architectural drawing reflecting specification of each car hoist.
5. Bridge: Structural engineering adequacy report have been provided in support of alternative construction of the bridge attached in separate cover.
 6. Engineering: The bridge has been provided with sections, elevations, structural engineering including adequacy and swept paths. An existing control barrier has been retained. As part of DA-1640/2023, a Request for Further Information (RFI) dated 02/03/23 had requested some traffic engineering considerations which has been responded too. We have retained traffic engineer response to the letter which is attached in separate cover (Traffic Response (1) - 150 Eldridge Rd, Condell Park). As part of the Refusal letter, a traffic engineer has provided a complete response. Traffic Response (2) - 150 Eldridge Rd, Condell Park is attached in separate cover addressing Refusal letter engineering concerns.
 7. Environmental Health: Please find in SEE comprehensively assessment of the land suitability as part of State Environmental Planning Policy (Resilience and Hazards) 2021 outlining characteristics of the site, history of the site, zone permissibility, and currents uses.
 8. Waste Management Plan: Refer to Waste Management Plan (WMP) attached in separate cover.
 9. BCA: Please refer to amended Architectural plans reflecting unisex sanitary compartment.

3 THE PROPOSAL

DESCRIPTION: The subject Development Application seeks consent for the Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, office area and proposed portable hoists; and use of land at 158 Eldridge Road as a car storage facility with associated access at 150-158 Eldridge Road, Condell Park NSW 2200.

DEMOLITION AND EARTHWORKS: No demolition or earthworks are proposed as part of the application

GROSS FLOOR AREA: As per original DA consent under DA 470/2002 and DA 1475/2002:
Additional 79.47 m² is included as part of interior mezzanine.

FLOOR SPACE RATIO: **STANDARD:** 1:1
PROPOSED: 0.55:1

GROUND FLOOR: 2840.11 m²
MEZZANINE: 79.47 m²

BUILDING HEIGHT: Not subject to change as previously approved

FRONT SETBACK: Not subject to change as previously approved

REAR SETBACK: Not subject to change as previously approved

SIDE SETBACKS: Not subject to change as previously approved

CAR PARKING: The redevelopment of the subject site will introduce 17 new car parking spaces within the 150-158 Eldridge Road site, to be located along the eastern and northern site boundaries. Overall, 34

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car parking spaces is achieved.

These car spaces will be used for staff parking (14 car spaces) and visitor parking (3 car spaces), with the tandem car spaces to be allocated for staff parking only.

All staff parking spaces have been designed in accordance with Class 1A of 2890.1:2004. Ten (10) 90-degree staff car spaces are provided with a minimum width of 2.5m and length of 5.4m, with an aisle width greater than 5.8m. Four (4) 45-degree staff car spaces are provided with a minimum width of 2.5m and length of 5.4m, with an aisle width of 4.8m. The proposed 45-degree parking spaces allow vehicle to enter in a forward direction and the aisle servicing those spaces is designed to be one-way aisle.

Refer to Traffic Impact Statement detailing car parking layout, vehicle selection and swept paths.

OPERATING HOURS:	Not subject to change as previously approved.
STAFFING:	Not subject to change as previously approved.
PEDESTRIAN AND VEHICULAR ACCESS AND PARKING:	Pedestrian access to the proposed is via Eldridge Road or Edgar Street as approved previously. Vehicular access to proposed is via Eldridge Road is retained as previously approved.
WASTE MANAGEMENT:	This DA shall accompany a Waste Management Plan. Waste bins are located on the East side exterior of the building. There are two bins which are both clearly marked, "General Waste" and "Cardboard and Paper Recycling".
LAYOUT:	The deproposed development seeks to add extra 17 car spaces (14x staff parking & 3x visitor parking) in accordance with additional car hoists placed without consent. Furthermore, 12 proposed replacement trees are annotated along boudnary as part an Order under Section 9.34 of the Environmental Planning and Assessment ACT 1979 (NSW), Order No.10 – Restore Works Order was issued on 1 August 2024 – REF:778601. The overall layout remains consistent with the approved with works done without approval (Drawing.11) & internal fitout/ upgrades are proposed on architectural plans subject to approval. Refer to Figure 9 outlining the proposed site layout.

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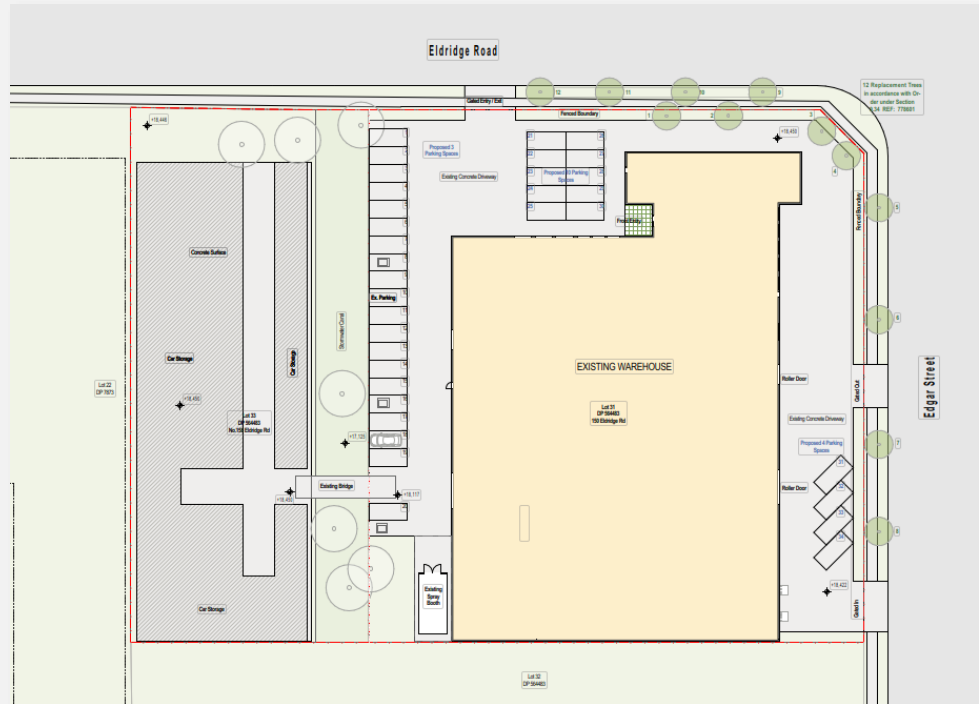


FIGURE 9: PROPOSED SITE PLAN

SPRAY BOOTH: The spray booth is a Zhongda ZD -701-C, specifications as follows;

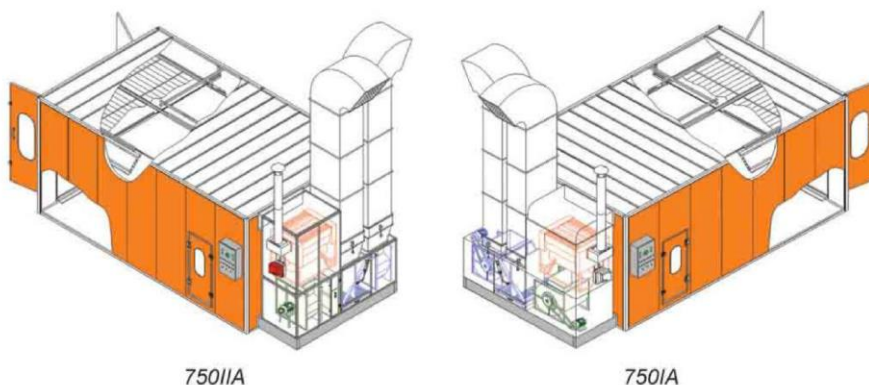
- Overall Dimensions: 8670 x 4120 x 3450
- Internal Dimensions: 7000 x 4000 x 2650
- Net Weight: 5500kg
- Blower Capacity: 22000M3/H
- Thermal Power Installed: 200000 KCAL/H
- Power Supply: 17.5km
- Ducting is all incorporated within the unit

Details and specifications of spray booth and associated ducting and ventilation is provided from manufacturer below:

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ZD-701-C750 Series Spray Booths Configuration

Model	750 IIA	750 IA
Inside Dimensions	7000(L)X4000(W)X2650(H) mm	
Outside Dimensions	8420(L)X4120(W)X3050(H) mm	8400(L)X4120(W)X3050(H) mm
Wall Panels	prepainted steel sheet, double skinned with insulations(EPS or Glass-wool), tongue and groove interlock construction, thickness: 60mm,	
Doors	2-fold main doors, 2800(W)x2600(H) mm. One personnel door, 800(W)x2000(H) mm	
Basement and Floor	Full concrete floor, no basement required, air extract from downside of wall panels.	
Intake	One backward inclined turbo fan, capacity:22000cmh,motor:7.5kw, direct drive	One double-intake centrifugal fans, capacity: 22000cmh, motor:7.5kw, belt drive
Extract	One backward inclined turbo fan, capacity:22000cmh,motor:7.5kw, direct drive	One double-intake centrifugal fan, capacity: 22000cmh, motor:7.5kw, belt drive
By-Pass	Pneumatic damper from spraying to baking cycle	
Heating System	Stainless heating exchanger, 60°C - 80°C working temperature. Italy Riello one-stage oil burner. (gas burner optional)	
Filter System	3 sorts of filters: Prefilter, ceiling filter, extract paint-stop filter	
Ceiling Filtration Area	22m2	
Lighting	Upper inclined lights, 10 units, 4x36W each Side wall lights optional	
Control System	Reliable components,digital temperature readout,spray and bake temperature settings,bake timer,houver meter,over temperature alarm,indicator lights,emergency stop,"Dwyer" mark II pressure gauge with manual damper control	
Note	C750 series only available for type 5 floor arrangement as extraction from downside of wall panels. (standard as rear wall extraction)	

FIGURE 10: SPECIFICATIONS OF SPRAY BOOTH

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FIGURE 11: SPRAY BOOTH BUILD PLATE

Please note: A certificate of compliance by qualified body is attached in separate cover.

TABLE 2: DEVELOPMENT AND BUILT FORM SNAPSHOT

4 PLANNING FRAMEWORK

The *Environmental Planning and Assessment Act, 1979* (the Act) prescribes the following matters that have been taken into consideration in the assessment of the subject application, as detailed under the respective headings within Sections 5, 6 and 7 of this Statement:

- Section 1.7 - Significant effect on threatened species, populations or ecological communities, or their habitats;
- Section 4.15 - Evaluation:
 - Section 4.15(1)(a)(i) - The provisions of any Environmental Planning Instrument;
 - Section 4.15(1)(a)(ii) - The provisions of any exhibited Draft Environmental Planning Instruments;
 - Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan;
 - Section 4.15(1)(a)(iiia) - The provisions of any Planning Agreement entered into under s7.4 or proposed Planning Agreement;
 - Section 4.15(1)(a)(iv) - The provisions of the Regulations;
 - Section 4.15(1)(b) - The likely environmental impacts on both the natural and built environments, and social and economic impacts of the development;
 - Section 4.15(1)(c) - The suitability of the site for the development;
 - Section 4.15(1)(d) - Any submissions made in accordance with the Act or the regulations; and
 - Section 4.15(1)(e) - The public interest.
- Section 4.46 - Integrated Development.

5 SECTION 1.7 EVALUATION EP&A ACT, 1979

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Section 1.7 of the Act prescribes matters for consideration in determining whether a development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The relevant provisions from the Act are discussed below.

5.1 BIODIVERSITY CONSERVATION ACT, 2016

The development is not *likely to significantly affect threatened species* as required to be considered under Part 7 of the *Biodiversity Conservation Act, 2016*.

5.2 FISHERIES MANAGEMENT ACT, 1994

The development is not *likely to significantly affect threatened species, population or ecological community* as required to be considered under Part 7A of the *Fisheries Management Act, 1994*.

6 SECTION 4.15 EVALUATION EP&A ACT, 1979

6.1 SECTION 4.15(1)(A) OF THE EP&A ACT, 1979

(i) SECTION 4.15(1)(A)(I)

THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

The following environmental planning instruments are applicable to this DA as discussed below:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

CHAPTERS	APPLICABLE?
CURRENT VERSION FOR 9 DECEMBER 2023	
CHAPTER 2: VEGETATION IN NON-RURAL AREAS	✓
CHAPTER 3: KOALA HABITAT PROTECTION 2020	N/A
CHAPTER 4: KOALA HABITAT PROTECTION 2021	N/A
CHAPTER 5: RIVER MURRAY LANDS	N/A
CHAPTER 6: WATER CATCHMENTS	N/A
CHAPTER 7-12: REPEALED	N/A
CHAPTER 13 STRATEGIC CONSERVATION PLANNING	N/A

TABLE 3: BIODIVERSITY & CONSERVATION SEPP APPLICABLE CHAPTERS

CHAPTER 2: VEGETATION IN NON-RURAL AREAS

Chapter 2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the Biodiversity and Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and vegetation in non-rural areas and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The subject site is located in a E4: General Industrial zone. The site does not contain any existing vegetation of significance or native vegetation.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
DA FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE EXISTING WAREHOUSE AT 150 ELDRIDGE ROAD, INCLUDING INSTALLATION OF A NEW MEZZANINE FLOOR, NEW CAR PARKING SPACES, SHADES, OFFICE AREA AND PROPOSED PORTABLE HOISTS; AND USE OF LAND AT 158 ELDRIDGE ROAD AS A CAR STORAGE FACILITY WITH ASSOCIATED ACCESS.

150-158 ELDRIDGE ROAD, CONDELL PARK NSW 2200



STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: COASTAL MANAGEMENT	x
CHAPTER 3: HAZARDOUS AND OFFENSIVE DEVELOPMENT	x
CHAPTER 4: REMEDIATION OF LAND	✓

TABLE 4: RESILIENCE & HAZARDS SEPP APPLICABLE CHAPTERS

CHAPTER 4: REMEDIATION OF LAND

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Resilience & Hazards SEPP) contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a use because it is contaminated.

The history of land uses for the site has been considered as an indicator for potential contamination of the site. A review of aerial imagery and previous development history for the site indicates that the site has been used for the current purpose for a lengthy period of time. The use of the car storage at 158 Eldridge Road remains within E4: General Industrial General Industrial with permissible use and has development history that indicate that the use is acceptable with no rezoning done.

Therefore, there is no reason to suspect that the site may be contaminated, and Council can be satisfied of its obligations under Section 4.6, Chapter 4 of the Resilience & Hazards SEPP that the land is suitable for the proposed use.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: INFRASTRUCTURE	✓
CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES	x
CHAPTER 4: MAJOR INFRASTRUCTURE CORRIDORS	x
CHAPTER 5: THREE PORTS - PORT BOTANY, PORT KEMBLA & NEWCASTLE	x

TABLE 5: TRANSPORT & INFRASTRUCTURE SEPP APPLICABLE CHAPTERS

CHAPTER 2: INFRASTRUCTURE

PART 2.3 - DIVISION 5 - ELECTRICITY TRANSMISSION OR DISTRIBUTION

SECTION 2.48: DETERMINATION OF DEVELOPMENT APPLICATIONS - OTHER DEVELOPMENT

Section 2.48 in Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Transport & Infrastructure SEPP) identifies triggers which require the local electricity supply authority to be given written notice of a Development Application (or modification) as identified below:

SECT.	TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS	REFER?
(1)(a)	<i>The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.</i>	x
(1)(b)	<i>Development carried out-</i> <i>(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> <i>(ii) immediately adjacent to an electricity substation, or</i>	x

LEGEND:

- ✓ COMPLIES
- x NON COMPLIANT
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STATEMENT OF ENVIRONMENTAL EFFECTS
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SECT.	TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS	REFER?
	(iii) within 5m of an exposed overhead electricity power line.	
1(c)	installation of a swimming pool any part of which is- (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.	x
(1)(d)	Development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.	x

TABLE 6: TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS

Given the above, the local electricity supply authority is not required to be given written notice of the subject application.

PART 2.3 - DIVISION 15 - RAILWAYS

SECTION 2.98: DEVELOPMENT ADJACENT TO RAIL CORRIDORS

SECTION 2.99: EXCAVATION IN, ABOVE, BELOW OR ADJACENT TO RAIL CORRIDORS

SECTION 2.100: IMPACT OF RAIL NOISE OR VIBRATION ON NON-RAIL DEVELOPMENT

The site is not adjacent to a rail corridor and the DA does not propose excavation in, above, below or adjacent to rail corridors and will not be impacted by rail noise or vibration. Therefore Sections 2.98, 2.99 and 2.100 of the Transport & Infrastructure SEPP are not relevant to the subject DA.

PART 2.3 - DIVISION 17 - ROADS AND TRAFFIC

SECTION 2.119: DEVELOPMENT WITH FRONTAGE TO CLASSIFIED ROAD

The subject site has a primary frontage to Eldridge Street, Condell Park which are not identified by Transport for NSW (TfNSW) as a Classified Roads. Therefore, the provisions of Section 2.119 of the Transport & Infrastructure SEPP are relevant to the DA. Notwithstanding this, the DA does not propose any changes to existing vehicular access arrangements to the site.

SECTION 2.120: IMPACT OF ROAD NOISE OR VIBRATION ON NON-ROAD DEVELOPMENT

The site is bound by Eldridge Street, Condell Park. Based on the most current Annual Average Daily Traffic (AADT) data published by TfNSW, Stacey Street has a recorded AADT data exceeding 20,000 vehicles.

Accordingly, the provisions in Section 2.120 of the Transport & Infrastructure SEPP are relevant to the subject DA. Notwithstanding this, the DA does not propose any residential accommodation, place of public worship, hospital, educational establishment or centre-based childcare facility.

CLAUSE 2.122: TRAFFIC GENERATING DEVELOPMENT

The proposed development is not a traffic generating development as it is not development specified in Column 1 of the Table in Schedule 3 of the Transport & Infrastructure SEPP.

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

Canterbury-Bankstown Local Environmental Plan 2023 (the LEP) is the principal environmental planning instrument that applies to the land and contains the development standards for

LEGEND:

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- x NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
DA FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE EXISTING WAREHOUSE AT 150 ELDRIDGE ROAD, INCLUDING INSTALLATION OF A NEW MEZZANINE FLOOR, NEW CAR PARKING SPACES, SHADES, OFFICE AREA AND PROPOSED PORTABLE HOISTS; AND USE OF LAND AT 158 ELDRIDGE ROAD AS A CAR STORAGE FACILITY WITH ASSOCIATED ACCESS.

150-158 ELDRIDGE ROAD, CONDELL PARK NSW 2200



development of the site. An assessment against the applicable sections of the LEP is provided below:

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/✗
PART 1 - PRELIMINARY			
1.2	Aims of Plan	<p>(1) <i>This Plan aims to make local environmental planning provisions for land in Canterbury-Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</i></p> <p>(2) <i>The particular aims of this Plan are as follows—</i></p> <p>(aa) <i>to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i></p> <p>(a) <i>to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown,</i></p> <p>(b) <i>to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown,</i></p> <p>(c) <i>to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown,</i></p> <p>(d) <i>to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,</i></p> <p>(e) <i>to restrict development on land that is sensitive to urban and natural hazards,</i></p> <p>(f) <i>to provide a range of residential accommodation to meet the changing needs of the population,</i></p> <p>(g) <i>to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas,</i></p> <p>(h) <i>to create vibrant town centres by focusing employment and residential uses around existing centres and public transport,</i></p> <p>(i) <i>to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown,</i></p> <p>(j) <i>to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,</i></p> <p>(k) <i>to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,</i></p> <p>(l) <i>to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,</i></p>	✓

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CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/✗
		<p>(m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,</p> <p>(n) to ensure development is accompanied by appropriate infrastructure,</p> <p>(o) to promote ecologically sustainable development.</p>	

PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT

2.2	Zoning of Land	The land is zoned E4: General Industrial General Industrial	✓
2.3	Zone objectives and land use table	<p>ZONE OBJECTIVES:</p> <p>The development is consistent with the objectives of the zone as it proposes a development that will provide a range of industrial land uses which in turn will encourage employment opportunities and to support and protect industrial land for industrial uses.</p> <p>LAND USE TABLE:</p> <p>The development remains permissible as approved. The permissibility defined in LEP is for general industry (wrecker), vehicle repair station (mechanical workshop) and vehicle sales and hire premises.</p>	✓
2.5	Additional permitted uses for particular land	The site is not afforded with additional permitted uses in Schedule 1 of the LEP.	✓
2.6	Subdivision - consent requirements	The application does not seek consent for the purpose of subdivision works.	✓
2.7	Demolition requires development consent	No demolitions works are being proposed.	✓

PART 4 - PRINCIPAL DEVELOPMENT STANDARDS

4.1	Minimum subdivision lot size	The application does not seek consent for subdivision work.	✓
4.3	Height of Buildings	<p>STANDARD: Not prescribed</p> <p>PROPOSED: No changes are proposed</p>	N/A
4.4	Floor Space Ratio	<p>STANDARD: 1:1</p> <p>PROPOSED: 0.55:1</p> <p>SITE AREA: 5214.3m²</p> <p>GROUND FLOOR: 2840.11 m²</p> <p>MEZZANINE: 79.47 m²</p>	✓
4.5	Calculation of floor space ratio and site area	The floor space ratio and site area have been calculated pursuant to the provisions of this Clause.	✓
4.6	Exceptions to development standards	No variations to a development standard are sought pursuant to Clause 4.6 of the LEP.	N/A

PART 5 - MISCELLANEOUS PROVISIONS

LEGEND:

- ✓ COMPLIES
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STATEMENT OF ENVIRONMENTAL EFFECTS
 DA FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE EXISTING WAREHOUSE AT 150 ELDRIDGE ROAD, INCLUDING INSTALLATION OF A NEW MEZZANINE FLOOR, NEW CAR PARKING SPACES, SHADES, OFFICE AREA AND PROPOSED PORTABLE HOISTS; AND USE OF LAND AT 158 ELDRIDGE ROAD AS A CAR STORAGE FACILITY WITH ASSOCIATED ACCESS.

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CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023				
CL	REQUIREMENT		PROPOSED	✓/✗
5.1	Relevant authority	acquisition	The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> .	N/A
5.1A	Development on land intended to be acquired for public purposes		The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> for future road development.	N/A
5.3	Development near zone boundaries		The development is permissible, and the application does not rely on the provisions of this Clause.	N/A
5.4	Controls relating to miscellaneous permissible uses		Not Applicable.	N/A
5.7	Development below mean high water mark		The site is not situated below the mean high-water mark.	N/A
5.10	Heritage Conservation		The site is not identified as a heritage item, is not located within the vicinity of any heritage items and is not located within a Heritage Conservation Area.	
	Heritage Item:	✗		
	Conservation Area:	✗		
	In vicinity of item or area:	✗	The site is not identified as an archaeological site.	✓
	Archaeological Site:	✗		
	Aboriginal Heritage:	✗	There are no known Aboriginal sites in or near the subject site and no Aboriginal places known to have been declared in or near the site.	
5.11	Bush fire hazard reduction		The application does not propose any bushfire hazard reduction work.	N/A
5.21	Flood Planning		The subject site is not mapped as flood prone land or as land within a flood planning area.	✓
PART 6 - ADDITIONAL LOCAL PROVISIONS				
6.1	Acid Sulphate Soils		The site is not mapped as being potentially affected by Acid Sulfate Soils on the <i>Acid Sulfate Soils Map</i> . However, no works are proposed that would trigger the application of this clause.	N/A
6.2	Earthworks		No earthworks are being proposed as part of the application.	N/A
6.4	Biodiversity		The proposed use will not affect any terrestrial and aquatic biodiversity within the local government area.	N/A
6.5	Riparian land and watercourses		The site is not mapped as <i>Riparian Land</i> or <i>Watercourse</i> on the <i>Riparian Lands and Watercourses Map</i> .	N/A
6.6	Limited development on foreshore area		The subject site is not located within the foreshore area.	N/A
6.7	Development in areas subject to aircraft noise		The land is not located in the vicinity of the Bankstown Airport.	N/A

TABLE 7: CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023 COMPLIANCE TABLE

(ii) SECTION 4.15(1)(A)(III)

THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
DA FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE EXISTING WAREHOUSE AT 150 ELDRIDGE ROAD, INCLUDING INSTALLATION OF A NEW MEZZANINE FLOOR, NEW CAR PARKING SPACES, SHADES, OFFICE AREA AND PROPOSED PORTABLE HOISTS; AND USE OF LAND AT 158 ELDRIDGE ROAD AS A CAR STORAGE FACILITY WITH ASSOCIATED ACCESS.

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Canterbury-Bankstown Development Control Plan 2023 (the DCP) contains objectives and development controls for development on the land. An assessment of the proposal against the applicable and relevant provisions of the DCP is provided in the tables below.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
CHAPTER 9 - INDUSTRIAL PRECINCTS			
SECTION 2 - BUILDING ENVELOPES AND LANDSCAPE			
2.1	Site coverage <i>The sum of the site coverage on an allotment must not exceed:</i> <i>The sum of the total area of building(s) on the ground floor level must not exceed 70% of the site area.</i>	No changes are proposed to existing consent under DA-1475/2002.	✓
2.2 - 2.4	Setbacks to the primary and secondary road frontages of allotments <i>Various controls relating to the primary and secondary frontages of the allotment</i>	No changes are proposed to existing consent under DA-1475/2002.	✓
2.5- 2.6	Side and rear setbacks <i>Various controls relating to the side and rear setback</i>	No changes are proposed to the premise that would alter the existing side and rear setbacks of the existing buildings as approved in DA-1475/2002.	✓
2.7	Development adjacent to residential zone <i>Various controls relating to development adjacent to residential zones.</i> <i>In determining a development application that relates to land adjoining land in Zone R2, R3 or R4, Council must take into consideration the following matters:</i> <i>(a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;</i> <i>(b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;</i> <i>(c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid-winter solstice;</i> <i>(d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;</i> <i>(e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare,</i>	The site is NOT located adjacent to residential zones.	

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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗																								
	security lighting, fumes, gases, smoke, dust or odours, or the like; and (f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.																										
2.8	Setbacks to riparian corridors Various controls relating to setbacks to riparian corridors	The site is not identified as being located within the riparian corridors map and therefore this provision is not applicable.	N/A																								
2.9	Development adjacent to channelled watercourses	The site is not identified as being located within any watercourses and therefore this provision is not applicable.	N/A																								
2.10-2.14	Open Space Development must provide a landscaped area along the primary and secondary street frontages of a site in accordance with the following minimum widths:	The application does not propose any changes to the existing open space or landscaping layout. Order No.10 – Restore Works Order was issued on 1 August 2024 – REF:778601 sought the restoration of twelve trees along boundary and some landscaping consideration. Otherwise, no landscaping or open spaces has been sought to be altered. The application seeks to protect and restore landscaping values of the site.	✓																								
	<table border="1"> <thead> <tr> <th>Site area</th><th>Sites adjoining a state or regional road Minimum width for landscaped area</th><th>Sites not adjoining a state or regional road Minimum width for landscaped area to the primary street frontage</th><th>Sites not adjoining a state or regional road Minimum width for landscaped area to secondary street frontage</th></tr> </thead> <tbody> <tr> <td>Less than 600m²</td><td>2.5m</td><td>2.5m</td><td>2.5m</td></tr> <tr> <td>600m²–999m²</td><td>3.5m</td><td>3.5m</td><td>3m</td></tr> <tr> <td>1,000m²–1,999m²</td><td>4.5m</td><td>4.5m</td><td>3m</td></tr> <tr> <td>2,000m²–3,999m²</td><td>6m</td><td>6m</td><td>3m</td></tr> <tr> <td>Greater than 4,000m²</td><td>10m</td><td>10m</td><td>3m</td></tr> </tbody> </table>	Site area	Sites adjoining a state or regional road Minimum width for landscaped area	Sites not adjoining a state or regional road Minimum width for landscaped area to the primary street frontage	Sites not adjoining a state or regional road Minimum width for landscaped area to secondary street frontage	Less than 600m ²	2.5m	2.5m	2.5m	600m ² –999m ²	3.5m	3.5m	3m	1,000m ² –1,999m ²	4.5m	4.5m	3m	2,000m ² –3,999m ²	6m	6m	3m	Greater than 4,000m ²	10m	10m	3m		
Site area	Sites adjoining a state or regional road Minimum width for landscaped area	Sites not adjoining a state or regional road Minimum width for landscaped area to the primary street frontage	Sites not adjoining a state or regional road Minimum width for landscaped area to secondary street frontage																								
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1,000m ² –1,999m ²	4.5m	4.5m	3m																								
2,000m ² –3,999m ²	6m	6m	3m																								
Greater than 4,000m ²	10m	10m	3m																								
2.15-2.16	Employee amenities Development must provide an outdoor employee amenity area with a minimum area of 25m ² . This area should include a combination of grass, plantings, pavement, shade, and seating to allow employees to engage in a pleasant working environment. 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.	No changes are proposed to existing consent under DA-1475/2002. An accessible unisex sanitary compartment is provided as part of office space fronting Eldridge Road.	✓																								

SECTION 3 - BUILDING DESIGN

3.1-3.6	Façade design Various controls relating to the façade design of industrial buildings.	The application does seek consent for the use of office space fronting Eldridge Road which was constructed without consent. The office space allows for unique articulation of industrial unit to provide for a waiting bay/W.C area where customers can interface	✓
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LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
		<p>public domain whilst inquiring about the services. The office:</p> <ul style="list-style-type: none"> Unites the building form with façade; The office space is complimentary in design, finishes, scale and proportion in relation to contextual character of the area; Glazed elements are used to have sightlines to public domain; 	
3.7	Roof design <i>Various controls relating to roof design</i>	No changes are proposed to the existing roof.	N/A
3.8-3.14	Safety and security <i>Various controls relating to the safety and security of the building pertaining to windows and doors</i>	<p>The office space allows for casual surveillance onto on-going traffic. There is many opening along Edgar Street that allow for customers and workers to overlook public domain during operation.</p> <p>The application does not propose any further windows or openings which would engage with the application of this provision.</p> <p>No changes are proposed to existing consent under DA-1475/2002 that would impact security or safety of the occupants.</p>	✓
3.15	General Various controls for Council's consideration	<p>The application adequately satisfies the general provisions listed out in this clause.</p> <ul style="list-style-type: none"> Refer to traffic report detailing off-street parking compliance with this control; Refer to Order No.10 – Restore Works Order was issued on 1 August 2024 – REF:778601 sought the restoration of twelve trees along allocated locations; The development retains character and maintenance as approved; Access remains same as approved; General goods, plant, equipment and other materials are suitably stored or screened; 	✓

LEGEND:

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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
		<p>➤ No residential is impacted by the proposed application</p>	
3.16	<p>Vehicle body repair workshops</p> <p><i>Council must not grant consent to development for the purpose of vehicle body repair workshops if the land adjoins land within a residential zone, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:</i></p> <p>(a) within a building, or</p> <p>(b) within a suitably screened area.</p>	<p>The application does propose the consent for the uses related to vehicle body repair station. No residential zones adjoins the site.</p>	✓
3.17-3.19	<p>Service stations and vehicle sales or hire premises.</p>	N/A	N/A

SECTION 4 - ENVIRONMENTAL MANAGEMENT

4.1	<p>Acoustic privacy</p> <p><i>Various controls relating to acoustic amenity to neighbouring tenants</i></p>	<p>The addition will not generate any further noise to what is already existing. No adjoining residential uses are existing.</p>	✓
4.2	<p>Pollution control</p>	<p>The proposed development provides detail of equipment and controls to prevent any discharge of any pollutants. There are several measures in place to ensure any pollutant will contaminant soil, waterways or any ground.</p> <p>○ Bunding:</p> <p>All high-risk areas, including the workshop roller door, wrecking bay roller door, and spray booth, have been sealed off with bunding.</p>	✓



FIGURE 12: BUNDED AREA ALONG WORKSHOP



LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
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150-158 ELDRIDGE ROAD, CONDELL PARK NSW 2200



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
			
		<p>FIGURE 13: BUNDED AREA ALONG SPRAY BOOTH</p> <p>○ Spill Kit:</p> <p>Spill kits are installed in the workshop and wrecking areas to manage major spills.</p> <p>Each kit includes Absorbent Socks, Absorbent Pads, Absorbent Cushions, Granular Absorbent, Contaminated Waste Disposal Bag, Brush and Shovel Set, Laminated Spill Kit Instructions.</p> 	

LEGEND:
✓ COMPLIES
✗ NON COMPLIANT
S SATISFACTORY

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REF	CONTROL	PROPOSED	✓/✗
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FIGURE 14: SPILL KIT

The spray booth area is the only section where pollutants could pose a threat. To mitigate this risk, the occupants banded the area as detailed above and installed a sump. Water is pumped from the sump to a separator, where contaminants and sediment are removed. The cleaned water is discharged through the sewerage system, while the remaining waste is collected for proper disposal by a third-party service provider.



FIGURE 15: SEPERATOR

SECTION 5 – SITE FACILITIES

5.1- Storage Areas 5.2

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

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.

The storage and use of hazardous materials complies with the requirements of Workcover NSW. Refer to architectural plans and legend indicating storage areas.



5.3- Building design (utilities and building services) 5.6

The location and design of utilities and building services (such as plant rooms, hydrants, equipment, and the like) must be shown on the plans.

The location of utilities and building services are all shown on the plans and have been concealed from the public view.

LEGEND:

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STATEMENT OF ENVIRONMENTAL EFFECTS
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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
	<p><i>Utilities and building services are to be integrated into the building design and concealed from public view.</i></p> <p><i>External lighting to industrial development must give consideration to the impact of glare on the amenity of adjoining residents.</i></p> <p><i>Council may require development to include public domain improvements to an adjacent footpath in accordance with a design approved by Council's Landscape Architect.</i></p>		
5.7-5.9	<p>Substations</p> <p><i>The location and design of substations must be shown on the plans.</i></p> <p><i>Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.</i></p> <p><i>Substations must not locate forward of the front building line.</i></p>	No substation proposed.	
5.10	<p>Food Premises</p> <p><i>The design, construction, and operation of a food premises must comply with:</i></p> <p>(a) Food Act 2003;</p> <p>(b) Food Regulation 2010;</p> <p>(c) FSANZ Food Standards Code; and</p> <p>(d) Australian Standard AS 4674–2004, Design, construction and fit out of food premises.</p>	Not proposed.	
5.11-5.13	<p>Front Fences</p> <p><i>The maximum fence height for front fences is 1.8m.</i></p> <p><i>The external appearance of front fences along the primary and secondary street frontages must ensure: (a) the section of the front fence that comprises solid construction (not including pillars) 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.</i></p> <p><i>Council does not allow the following types of front fences: (a) chain wire, metal sheeting, brushwood, and electric fences; and (b) noise attenuation walls.</i></p>	No front fencing is proposed as part of the application.	

LEGEND:

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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
CHAPTER 2 – SITE CONSIDERATIONS			
CHAPTER 2.1 – SITE ANALYSIS			
1	<i>Site analysis plans</i>	A site analysis plan is not required in accordance with 1.1 of this section.	N/A
CHAPTER 2.2 – FLOOD RISK MANAGEMENT			
1 – 10	<i>Flooding</i>	The subject site is not located within flood prone zone.	N/A
CHAPTER 2.3 – TREE MANAGEMENT			
1 - 3	<i>Tree management</i>	<p>The site does not contain any existing vegetation of significance or native vegetation and is not identified as environmentally significant land or riparian land on Council's online mapping system. An Order under Section 9.34 of the Environmental Planning and Assessment ACT 1979 (NSW), Order No.10 – Restore Works Order was issued on 1 August 2024 – REF:778601 sought the restoration of twelve trees along allocated locations.</p> <p>Please find Statement of Certification Tree Planting submitted to Council addressing the concerns and photomontage of tree planting taken place in accordance with order.</p>	✓
CHAPTER 3 – GENERAL REQUIREMENTS			
PART 3.1 – DEVELOPMENT ENGINEERING STANDARDS			
2	<i>Civil Engineering Requirements</i>	<p>Refer to engineer structural adequacy statement addressing mezzanine and bridge.</p> <p>Any further engineering specifications, structural or upgrades will be conditioned as part of Construction Certificate stages.</p> <p>The engineering envelope remains substantially the same. Mechanical Exhaust Ventilation can be conditioned as part of CC.</p>	✓
3	<i>Stormwater Drainage Systems</i>	The existing site will be retained to facilitate stormwater run-off.	✓

LEGEND:

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REF	CONTROL	PROPOSED	✓/✗
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The application retains a typical above ground rainwater tank to support water management and absorption trench for effluent flows after it leaves the tank. No OSD system is not needed as the development remain substantially the same and impervious area is not increased.

Overall, the proposed development includes an appropriate stormwater system that will not create any adverse impacts to the existing stormwater system in the locality.

Any hydraulics works can be conditioned as part of CC relating to pipework, floor wastes, grease arrestor.

PART 3.2 - PARKING

SECTION 2 - OFF-STREET PARKING

Vehicle body repair workshops/vehicle repair stations

1 car space per 20m2 retail GFA; and 6 car spaces per work bay, to be split as follows:

- 1 car space for staff;
- 1 car space for visitors;
- 4 car spaces for vehicles awaiting assessment or repairs.

Bicycle Spaces

1 space per 5 staff

And

Vehicle sales and hire premises

0.75 car space per 100m2 site area; and 6 car spaces per work bay for vehicle repair services where provided, to be split as follows:

- 1 car space for staff;
- 1 car space for visitors; and

The subject site accommodates 27 car spaces on-site as approved under DA-1475/2002. The subject site can be defined by two sections, Vehicle body repair workshops/ vehicle repair stations, Vehicle sales and hire premise & Warehouse and Distribution centre.

Vehicle body repair workshops/ vehicle repair stations:

4 car hoists (to be used for vehicle repair station) = 24 car spaces



Warehouse and Distribution centre:

For car storage facility at 158 Eldridge:

Site area: 2520.76
Parking spaces required: 8 parking spaces.

Vehicle sales and hire premises:

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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
	<p>• 4 car spaces for vehicles awaiting assessment or repairs.</p> <p>And</p> <p>Warehouse or distribution centre</p> <p>1 car space per 300m² GFA or 1 car space per 2 staff, whichever is the greater.</p> <p>Note 1: Where a retailing component is involved and provided this does not exceed 15% of the gross floor area (covering the retail component only), 1 car space per 100m² gross floor area is to be provided.</p> <p>Note 2: Where an office component is involved and provided this does not exceed 20% of the total gross floor area, 1 car space per 100m² gross floor area is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40m² gross floor area.</p>	<p>0.75 x 5214.3 sqm = 37.5 car spaces</p> <p>This application seeks to proposed 7 new car spaces. The bunded area accommodating 4 car hoists shall be used for purposes of vehicle repair station and other 3 car hoists are to be used for dismantling vehicles only. The dismantling car hoists are used for written off vehicles or alike that attract no customers. The purposes of the dismantling hoists are that any wrecked vehicles are towed into premise, allocated at 158 Eldridge Road and then prepared for dismantling. A forklift is used to transfer to vehicle across each premise and for dismantling.</p>	

SECTION 3 - DESIGN AND LAYOUTS

3.1	<p>The following minimum dimensions are generally required for each parking space: 5.4 metres long x 2.5 metres wide</p>	<p>Under development consent DA-1475/2002 the existing site has 2 approved car hoists within bunded area. The proposed application seeks to retain the use of 5 additional car hoists, 2 for purposes of vehicle repair station and 3 for purposes of dismantling.</p> <p>N/A</p> <p>It is critical to establish that none of the vehicles outside bunded area (4 car hoists) are to be used for servicing or storage as so no generation of additional customers can occur. The additional 3 car hoists are separated from remainder</p>
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STATEMENT OF ENVIRONMENTAL EFFECTS
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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
		<p>and used solely for the purposes of dismantling of auto parts and mechanical repairs as approved under original consent shown in image below:</p>  <p style="text-align: center;">FIGURE 16: CAR HOISTS USED FOR DISMANTLING</p> <p>The car hoists do not generate the requirement of additional car spaces as not customers will come as part of the vehicle and the permissible land uses of the land are retained. Each vehicle that comes in will be written off vehicles, transported with forklift into car storage facility to which car hoists are prepared for dismantling. Thus, it should be recognised that the 'car storage facility' is additional parking spaces strictly for dismantling hoists.</p> <p>Each dismantling car hoists are capable of accommodating 2 cars, with one car being elevated up and 1 underneath as shown in Figure 15. Usual practice is, cars are to be stored until brought into dismantling which ranges between 2-5 cars at one time.</p> <p>Furthermore, the vehicle sales component is limited to front portion only and has no influence within the premise. DA-1475/2002 approved 'ancillary use of premise for sales and of cars' which same 27 car spaces approved in DA470/2002.</p> <p>Vehicles awaiting repair or dismantling shall not be done in car parking spaces, driveways, landscaped area, footpath or roadway. All works and storage of associated goods shall remain wholly within premise footprint and</p>	

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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
		managed in matter that no public services are interrupted. Vehicle repair, serving and maintenance shall be done only in bunded areas proposed.	
3.23	Car wash bay <i>The minimum dimensions for a car wash bay is 3.5m by 5.4m.</i>	No changes are proposed to existing DA consent under DA-1475/2002.	N/A
3.25-3.29	Bicycle Parking <i>For non-residential development that requires over ten staff bicycle parking spaces, provide one shower and change room per ten staff bicycle parking spaces.</i> <i>Provide a mix of bicycle storage facilities to cater for short and long stay parking.</i> <i>Bicycle racks or stands placed in open public areas that provide only means to lock one wheel of a bicycle to a fixture is not an acceptable secure arrangement. Devices requiring a wheel to be removed are also not acceptable.</i> <i>Development must incorporate the following elements into the design and location of bicycle parking: (a) all facilities are clearly visible and as close as possible to the main entrances/exits to the street and within the building; (b) short-stay and visitor parking is at-grade and floor and wall-mounted rails are acceptable; (c) long-stay and resident parking is on the uppermost level of a basement car park; (d) a safe path of travel between bicycle parking and the main entrances/exits is clearly marked; (e) bicycle facilities are not to hinder vehicle and pedestrian movements, or contribute to the likelihood of injury to passing pedestrians; (f) access paths to bicycle parking are a minimum of 1.5m wide for one way access path to allow the passage of a pedestrian pushing a bicycle; and (g) standardised information signs are to be used to give directions to bicycle parking areas.</i> <i>Bicycle parking facilities are to be well lit to minimise theft, vandalism, reduce pedestrian hazard and to improve safety of the cyclists.</i>	No changes are proposed to existing DA consent under DA-1475/2002.	N/A
3.30-3.32	Visitor Parking <i>Visitor spaces must not be located behind security grills and must be easily accessible. Clearly mark and signpost visitor parking, and locate on the ground floor where possible, so that it is easy to find and access.</i>	Additional visitor parking is proposed, clearly marked, with signage and located near main entrance.	✓

LEGEND:

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CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
	<i>Visitor parking should be located near the main pedestrian entrance to the building and can be located in front of the building alignment, but not encroach upon the front setback areas.</i>		
3.42-3.47	<p>At-grade parking</p> <p><i>Screen or enclose at-grade parking with landscaping, structures or by wrapping the car park with retail or other active uses.</i></p> <p><i>Avoid car parking areas and access driveways characterised by large expanse of bare concrete.</i></p> <p><i>Use a combination of different surface materials to delineate pedestrian thoroughfares, vehicular access and parking areas.</i></p> <p><i>Use perforated paving materials (for example, paving units with wide bands of gravel aggregates) that allow infiltration of stormwater.</i></p> <p><i>Trees are to be planted at the ratio of one tree per five car park places allocated. Species are to be selected for their ability to thrive where compaction and deoxygenation are characteristic of the soils.</i></p> <p><i>For proposed car parks of capacity 40 cars or more, raised landscape island beds of minimum dimensions 2m by 4m shall be provided to break up row of cars, spaced at every ten car places for placement of a canopy tree.</i></p>	No changes are proposed to the existing car parking on site as previously approved under DA-1475/2002.	N/A

PART 3.3 - WASTE MANAGEMENT

SECTION 5 – INDUSTRIAL DEVELOPMENT

5.1-5.8	Waste Management Plan	A separate DA shall accompany a Waste Management Plan.	✓
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TABLE 8: CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 COMPLIANCE TABLE

(iia) SECTION 4.15(1)(A)(IIIA)

THE PROVISIONS OF ANY PLANNING AGREEMENT ENTERED INTO UNDER SECTION 7.4

There are no known Planning Agreements entered into under Section 7.4 and no draft Planning Agreements are proposed to be entered into under Section 7.4 for this proposed development.

(iii) SECTION 4.15(1)(A)(IV)

THE PROVISIONS OF THE REGULATIONS

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION, 2021

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STATEMENT OF ENVIRONMENTAL EFFECTS
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Pursuant to Section 4.15(1)(A)(iv) of the Act, the following additional matters are required to be taken into consideration (where relevant) for a DA:

SEC.	MATTER FOR CONSIDERATION	✓/✗
29	<i>Residential apartment development</i>	✗
61(1)	<i>In the case of a DA for the demolition of a building, the provisions of AS 2601</i>	✗
61(2)	<i>Any subdivision order made under Schedule 7 to the Act</i>	✗
61(3)	<i>The Dark Sky Planning Guideline</i>	✗
61(4)	<i>Medium Density Design Guide for DA for manor house or multi dwelling housing (terraces)</i>	✗
61(6)	<i>Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre</i>	✗
62	<i>Fire safety and other considerations</i>	✓
63	<i>Considerations for erection of temporary structures</i>	✗
64	<i>Consent authority may require buildings to be upgraded</i>	✓

TABLE 9: MATTERS FOR CONSIDERATION UNDER THE EP&A REGULATION, 2021

SECTION 62: FIRE SAFETY

Under Section 62 of the Regulations, Council is required to consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use. A Annual Fire Safety Statement is provided detailing fire safety measures on site.

This Development Application will be required to address the continued use of the spaces which will address the non-compliance related to D2D5 (Previously D1.5) – *Exit travel distances* detailed within the BCA report. A performance solution has been acquired addressing this non-compliance.

SECTION 64: NCC/BCA BUILDING UPGRADE

Under Section 84 of the Regulations, Council is required to consider whether it would be appropriate to require the existing building to be brought into total or partial conformity with the National Construction Codes/Building Code of Australia (NCC/BCA).

This Development Application will be required to address the continued use of the space which will address the non-compliance D2D5 (Previously D1.5) – *Exit Travel distances* within the BCA report. A performance solution has been sought addressing this item. A condition to this effect can be imposed by Council on any consent granted for this application.

In this regard, this application proposes to continued use of the existing structures commencing consent to which in the BCA report supports.

6.2 SECTION 4.15(1)(B) OF THE EP&A ACT, 1979

THE LIKELY IMPACTS OF THE DEVELOPMENT INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY.

The subject DA seeks consent for the Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, office area and proposed portable hoists; and use of land at 158 Eldridge Road as a car storage facility with associated access at 150-158 Eldridge Road, Condell Park NSW 2200.

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STATEMENT OF ENVIRONMENTAL EFFECTS
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An assessment of the proposal against the provisions prescribed in the relevant and applicable State Environmental Planning Policies, *Canterbury-Bankstown Local Environmental Plan 2023* and *Canterbury-Bankstown Development Control Plan 2023* has been provided throughout this Statement detailing the proposal's likely environmental impacts on both the natural and built environments, and social and economic impacts in the locality. A further and summarised assessment of these matters is provided as follows:

6.2.1 SITING, DESIGN AND THE BUILT FORM

The development has been appropriately sited having regard to the site features such as outlook, solar access, natural ventilation and visual and acoustic privacy. The development has been designed to integrate and be consistent with the character of development envisaged in the local area with office development finished in consistent façade to compliment the setting and context of the area.

The overall built form is consistent with the building envelope controls for development on the site with no variations sought to the building envelope controls prescribed in the *Canterbury-Bankstown Local Environmental Plan 2023* and the *Canterbury-Bankstown Development Control Plan 2023*.

6.2.2 PRIVACY

The development will not create any adverse privacy impacts as primarily proposes to continue the existing approved use with no operational changes. The office space allows for articulated built element that interface public domain allowing for casual surveillance and amenity.

The assessment provided in Section 6 of this Statement demonstrates that the development is acceptable and would have acceptable visual and acoustic privacy impacts on adjoining properties.

6.2.3 SOLAR ACCESS AND OVERSHADOWING

The application does not seek consent to alter the existing built forms that will generate any new shadows that will unreasonably overshadow adjoining properties or internally overshadow the proposed development itself.

6.2.4 LANDSCAPING, TREE REMOVAL, FLORA & FAUNA

No trees are proposed to be removed as part of the application. No adverse impact on flora/fauna will eventuate as a result of the proposed development. No changes are proposed to the existing landscaped areas on the site.

6.2.5 ACCESS, TRAFFIC & PARKING

No changes are proposed to the existing pedestrian and vehicular access to the site as approved.

6.2.6 UTILITIES/INFRASTRUCTURE

The augmentation and provision of new and additional utilities and infrastructure will not be necessary as a result of the proposal however if required, will be borne by the person

LEGEND:

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- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
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acting on any consent granted.

6.2.7 HERITAGE IMPACTS

The site is not identified as a heritage item, is not located within the vicinity of any heritage items and is not located within a Heritage Conservation Area. The site is not identified as an archaeological site. There are no known Aboriginal sites in or near the subject site and no Aboriginal places known to have been declared in or near the site.

6.2.8 NATIONAL CONSTRUCTION CODES/BUILDING CODE OF AUSTRALIA

The design of the development has had regard to achieving compliance with the National Construction Code (NCC)/Building Code of Australia (BCA). Compliance with the NCC/BCA will be addressed in detail at the Construction Certificate stage. If necessary, conditions may be imposed by Council in relation to the development complying with the provisions of the NCC/BCA.

A Development Application will be required for the continued use of the space which will address the non-compliance D2D5 (Previously D1.5) – *Exit Travel distances* within the BCA report. A performance solution has been sought addressing compliance with DTS.

6.2.9 SOCIAL IMPACTS

The proposed development will result in a positive social impact for the local and wider community as discussed below:

COMMUNITY STRUCTURE: The development will provide a positive benefit for the local community through job opportunities within the industrial area and by protecting industrial land in the LGA.

INFRASTRUCTURE: Having regard to the scale of the development and proposed infrastructure works, the development will not pose any significant impacts or strain on the capacity of existing infrastructure.

INDUSTRIAL AMENITY: The development will have an acceptable level of acoustic and visual privacy impacts on adjoining properties as it primarily proposes to continue an existing approved use on the site with no operational changes.

SAFETY AND SECURITY: The built form of the development has been designed having regard to the Crime Prevention Through Environmental Design principles as discussed below.

6.2.10 ECONOMIC IMPACTS

The development will generate some long-term economic benefits for the local and wider community via the creation of employment opportunities and will not result in long term negative economic impacts on the local and wider community.

6.2.11 STORMWATER MANAGEMENT

No changes to the existing stormwater works are proposed as part of the development.

6.2.12 SOIL MANAGEMENT

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
DA FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE EXISTING WAREHOUSE AT 150 ELDRIDGE ROAD,
INCLUDING INSTALLATION OF A NEW MEZZANINE FLOOR, NEW CAR PARKING SPACES, SHADES, OFFICE AREA
AND PROPOSED PORTABLE HOISTS; AND USE OF LAND AT 158 ELDRIDGE ROAD AS A CAR STORAGE FACILITY
WITH ASSOCIATED ACCESS.

150-158 ELDRIDGE ROAD, CONDELL PARK NSW 2200



No earthworks are proposed as part of the application that would require soil management practices to be implemented.

6.2.13 CONTAMINATION

The history of land uses for the site has been considered as an indicator for potential contamination of the site. The site is known to have been used for the current use for a significant time. Accordingly, there is no reason to suspect that the site may be contaminated, and further investigation of the site's potential contamination is not required. The application can therefore be processed in the usual manner.

6.2.14 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN - CPTED

The proposed development will not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. An assessment of the proposed development having regard to the CPTED principles has been undertaken as detailed in Part 6 of this Statement and summarised below:

SURVEILLANCE:	The existing premise includes office openings on the street facing façade that will overlook the street and public domain and activate the street frontage by providing opportunity for surveillance and increased security.
ACCESS CONTROL:	The proposed development includes clearly defined boundaries and fencing that will ensure unintended access is avoided and controlled access to the property is achieved.
TERRITORIAL REINFORCEMENT:	The natural topography of the site, built form and boundary fencing will provide clear boundary delineation between the public and private domains creating territorial reinforcement.
SPACE MANAGEMENT AND MAINTENANCE:	The existing façade of the premise is constructed from durable materials that will require low levels of maintenance and ensure the development continues to appear cared for.

6.2.15 CONSTRUCTION IMPACTS

Whilst there is expected to be some impacts during construction of the proposed development, the impacts are not anticipated to be excessive and can be suitably controlled by the imposition of conditions on any development consent granted for the proposed development.

6.2.16 ESD & THE CUMULATIVE IMPACT

The proposed development will not have any cumulative impacts and will not inhibit the ability of future generations to use or further use or develop the subject site.

6.3 SECTION 4.15(1)(C) OF THE EP&AACT, 1979

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT.

The subject DA seeks consent for Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, office area and proposed portable hoists; and use of land at 158 Eldridge Road as a car storage facility with associated access on the subject property.

LEGEND:

- ✓ COMPLIES
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The land is zoned E4 General Industrial General Industrial pursuant to *Canterbury-Bankstown Local Environmental Plan 2023* and the proposal achieves the objectives of the zone as it proposes a development that will continue to provide a wide range of land uses that will encourage employment opportunities.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location, and design of the proposed development under *Canterbury-Bankstown Local Environmental Plan 2023* and *Canterbury-Bankstown Development Control Plan 2023*.

The proposed development will have minimal impact on the locality and amenity of surrounding properties and will provide an appropriate catalyst for similar developments that will shape the future character of the area.

It is evident from the above and the assessment provided within this Statement that the site is suitable for the proposed development.

6.4 SECTION 4.15(1)(D) OF THE EP&A ACT, 1979

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS.

The consideration of submissions cannot be made at the time of preparing this Statement.

6.5 SECTION 4.15(1)(E) OF THE EP&A ACT, 1979

THE PUBLIC INTEREST.

The land is zoned E4 General Industrial General Industrial pursuant to *Canterbury-Bankstown Local Environmental Plan 2023* and the proposal achieves the objectives of the zone as it proposes a development that will continue to provide a wide range of land uses that will encourage employment opportunities.

The development will allow for the orderly and economic use and development of land and is acceptable having regard to the applicable State and Council planning controls. The proposed development satisfies the landowners development capacity and is acceptable having regard to the applicable State and Council planning controls by not posing any unacceptable impacts on the locality and existing adjoining properties.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development and the subject site is considered to be suitable for the proposed development.

When completed, the proposed development will have minimal impact on the locality and amenity of surrounding industrial complexes and will complement the character of existing developments in the streetscape and will provide a need for the local and wider community.

In view of the above and having regard to the assessment of the development contained within this Statement, the development is considered to be in the public interest.

7 SECTION 4.46 EVALUATION EP&A ACT, 1979

LEGEND:

- ✓ COMPLIES
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- S SATISFACTORY

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Section 4.46 of the Act details requirements for development that requires a separate approval under other environmental planning instrument or related legislation known as “*integrated development*”. An assessment as to whether any of the triggers for integrated development are met is provided below:

EPI OR ACT	✓/✗	EPI OR ACT	✓/✗
<i>Fisheries Management Act 1994</i>	✗	<i>Protection of the Environment Operations Act 1997</i>	✗
<i>Heritage Act 1977</i>	✗	<i>Roads Act 1993</i>	✗
<i>Mines Subsidence Compensation Act 1961</i>	✗	<i>Rural Fires Act 1997</i>	✗
<i>Mining Act 1992</i>	✗	<i>Water Management Act 1912</i>	✗
<i>National Parks & Wildlife Act 1974</i>	✗	<i>Water Management Act 2000</i>	✗
<i>Petroleum (Onshore Act) 1991</i>	✗		

TABLE 10: INTEGRATED DEVELOPMENT TRIGGERS

Based on the above, the application is not identified as Integrated Development under the Act.

8 CONCLUSION

The subject DA seeks consent for Internal and external alterations to the existing warehouse at 150 Eldridge Road, including installation of a new mezzanine floor, new car parking spaces, office area and proposed portable hoists; and use of land at 158 Eldridge Road as a car storage facility with associated access at 150-158 Eldridge Road, Condell Park NSW 2200.

The proposed development has been assessed pursuant to the matters for consideration prescribed in Sections 1.7, 4.15, 4.46 and 4.69 of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2021*. The proposed development is not Designated Development or Integrated Development and so the application can be dealt with in the usual manner.

This Statement provides an assessment of the proposed development against the relevant planning instruments including:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

The land is zoned E4: General Industrial General Industrial pursuant to *Canterbury-Bankstown Local Environmental Plan 2023* and the proposal achieves the objectives of the zone as it proposes a development that will continue to provide a wide range of land uses that will encourage employment opportunities.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council’s requirements for the siting, location and design of the proposed development. The built form of the proposed development achieves a high level of compliance with the requirements prescribed in the applicable State Environmental Planning Policies, *Canterbury-Bankstown Local Environmental Plan 2023* and *Canterbury-Bankstown Development Control Plan 2023*.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
- S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
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The proposed development will positively contribute to the preservation of industrial lands that will in turn encourage employment opportunities. The subject site is situated in an industrial area surrounded by similar scale buildings and uses, making the location ideal for the development.

Overall, when completed, the proposed development will have minimal impact on the locality and amenity of surrounding industrial complexes and will integrate within the character of existing developments in the local streetscape.

This Statement demonstrates that the development will allow for the orderly and economic use and development of the land; that the subject site is suitable for the proposed development; and that the proposed development will be in the local and wider public interest.

In view of the above and having regard to the assessment provided throughout this Statement, the development is worthy of Council's approval.

LEGEND:

- ✓ COMPLIES
- ✗ NON COMPLIANT
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