

# STATEMENT OF ENVIRONMENTAL EFFECTS

**REPORT PREPARED FOR:**

**11 Harris Street, Condell Park**

**PROPOSAL DESCRIPTION:**

Change of use from car scrap yard to vehicle hire premises.

**REPORT PREPARED BY:**

**CEDAR DESIGNS PTY LTD**

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MARCH 2024**

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**CEDAR DESIGNS**



**BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA**

## STATEMENT OF ENVIRONMENTAL EFFECTS

### Application Details

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TYPE OF APPLICATION:	Development Application
PROPERTY ADDRESS:	11 Harris Street, Condell Park
OWNERS:	-
APPLICANT:	Cedar Designs Pty Ltd
PROPOSAL:	Change of use from car scrap yard to vehicle hire premises.
AUTHOR:	Cedar Designs Pty Ltd – Ibrahim Mustapha (BDAA FULL MEMBER -2360-17) Diploma of Building design, Certificate three in design fundamentals, Bachelor of Design in Architecture
DATE:	02/03/2024
COUNCIL:	Canterbury Bankstown Council – Former Bankstown

### Key Issues

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No key issues have been identified with the application, and the proposal shall comply with the DCP and LEP requirements of Bankstown Council.

### Background

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#### History

Previously a DA was submitted to council under DA-1549/2023, a request for withdrawal was made by council on the 19<sup>th</sup> of February to address several issues raised by council and re-submit the application under a new DA, below is an outline of the issues, and how these issues have been resolved.

**1. Permissibility of Office area.**

Council indicated that the proposed office area was excessive, and that they recommended the application be amended to a smaller office space, as part of the amendments, the office area on the first floor has been reduced by more than half from 224m<sup>2</sup> down to 117m<sup>2</sup>, we believe this is now a suitable size for the office space.

**2. Carparking**

An amended plan has been submitted to indicate compliance with the off-street parking, a total of 4 visitor parking are available, one of which is for accessible parking.

The pole obstruction the access at the rear has been shifted to clear the minimum parking space.

**3. Building Height**

Council raised concern in relation to the building height, and its compatibility with adjoining dwellings, a streetscape elevation is provided, and the building height has been reduced by 700mm from the original proposal.

**4. Stormwater Drainage**

A Stormwater drainage plan has been submitted with the new application.

**5. Proposed Excavation**

The proposed excavation works are limited only to the extent required for the ground works and footings.

**6. Waste Management**

Details have been indicated on the plans in relation to the waste management, an area for bins have been allocated on site.

**7. Proposed signage**

A Plan has been submitted with dimensions of the proposed signage.

**8. Street Setback**

The proposal is for an alteration and addition, the existing portion of the building is setback approximately 4.5m, this portion of the building is existing, new works proposed are setback 10m in accordance with the DCP.

**9. Landscaping and tree works**

The proposed plans have been updated to include a 75L tree in accordance with the DCP, a new street tree has also been indicated on the plans which shall be in accordance with council specification which will form part of the work permit approval.

**10. Employee Amenities**

An outdoor sitting area has been added for employees.

**11. Wash Down area**

No on site wash down area is proposed.

**Proposal**

Change of use from car scrap yard to vehicle hire premises.

The proposal shall comply fully with the DCP and LEP requirements of Bankstown Council

**Site location and context**

The subject site, legally identified as Lot 37 DP 14055, is a regular shaped allotment with equal primary and rear lot widths and a total site area of 511.5sqm (by Survey), located on Harris Street, Condell Park in the former area of Bankstown City Council. The site currently is currently used as a car scrap.

The surrounding developments consist of a mainly commercial and industrial buildings with a mix of single and two level buildings.

The site in question is approximately 20m above sea level according to a recent survey done for the site. The site is mostly flat with a slight fall to the rear.

The site is suitable to accommodate the proposed development noting that it has complied fully with the DCP and LEP requirements of Bankstown City Council.

Past and present use, as far as investigation has shown, the site has not been used for anything apart from it being a Industrial building

## **Submitted Plans / Documentation**

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<b>Sheet / Document Name</b>	<b>Prepared By</b>
<b>Cover Sheet</b>	Cedar Designs
<b>Site Plan / Site Analysis</b>	Cedar Designs
<b>Ground, First, Roof Plan</b>	Cedar Designs
<b>Elevation Plans</b>	Cedar Designs
<b>Cross Sections</b>	Cedar Designs
<b>Erosion and Sediment Plan</b>	Cedar Designs
<b>Demolition Plan</b>	Cedar Designs
<b>Shadow Diagrams</b>	Cedar Designs
<b>Colour's and Finishes Board</b>	Cedar Designs
<b>SEE</b>	Cedar Designs
<b>Demolition / construction management Plan</b>	Cedar Designs
<b>Waste Management Plan</b>	Cedar Designs
<b>Cost Summary Report</b>	Cedar Designs
<b>Site Survey Plan</b>	Stuart De Nett Surveyors
<b>Landscape Plan</b>	Cedar Designs

## **Introduction**

On behalf of our client of the project above, we hereby lodge a set of development application and this Statement of Environmental Effects (SEE) for the construction of addition and alterations.

### **The proposed site addition & alterations consists of the following:**

Change of use from car scrap yard to vehicle hire premises.

Partial demolition on ground floor and Ground floor extension.

First floor addition.

New front façade design

All structural steel work to Structural Engineers details

Parapet wall to be extended with double cavity brickwork to office shared wall to attain 60/60/60 fire rating

Remainder of warehouse parapet wall to be metal cladding with vertical grooves mounted on steel framing

Remainder of sidewalls to be metal cladding with vertical grooves mounted on steel framing

All existing downpipes to remain and be extended to new height

On-site car parking is provided for 4 spaces and 1 shared disable parking space.

## **Proposal**

The property is located in Zone IN1- General Industrial under the Canterbury Bankstown Council Local Environmental Plan 2023 (LEP) and is affected by the planning guidelines for such development under the Bankstown Development Control Plan 2015 (DCP), as amended by Council.

The site is located along Harris Street, Condell Park.

The objectives of the zoning under the LEP are specified in the zone objectives for developments located in zone IN1 - General Industrial

The controls permit the development of industries that are not offensive or are regarded as heavy industries.

The proposed addition is considered to be of low impact with office first floor addition and main warehouse higher roof height is consistent with nearby industrial premises

## **Design Assessment**

The precinct accommodates a range of factories, warehouses and office/showroom premises for a variety and varying in size and scale

This site offers an opportunity to provide additional space, specifically to satisfy the occupant's needs

The new works shall be a mix of modern, and industrial architectural design, consistent with the changing character of the area.

## **Design Statement**

The proposed design incorporates the specific requirements for the tenant, while incorporating the planning guidelines and objectives of the LEP, DCP and the Building Code of Australia (BCA) provisions.

## **Setbacks**

The DCP, recommends a minimum front setback distance should correspond to the existing predominant building line established in the street. The proposed addition does not have any impact on the established building setbacks from the street frontage.

## **Disability Access**

The site has provisions for accessible parking, the on site office is accessible via a ramp.

## **Access Driveway**

The proposed addition does not have any impact on the established access driveway into the property, the access driveway to the site is established within the development, and has been designed in accordance with the new work permit approval.

## **Noise Attenuation**

Not Applicable

## **Stormwater Drainage**

Stormwater collection and drainage shall be within the existing site drainage system and discharged via gravitational flow to the existing street drainage system. The proposed addition does not have any impact on the established Stormwater and drainage systems

## **Traffic Generation**

The proposed addition and alterations will not have any impact on traffic generation. At present, business evolves around 4 x 6m long vans to bring goods in and out, with the occasional customer picking up goods. All traffic movement to and from site are achieved in a forward motion

## **Parking Evaluation**

Total of 2 office staff and 2 warehouse staff are employed.

Total of 4 parking spaces and 1 shared disable space is provided as off street parking

## **Access Evaluation**

The two proposed driveways will be 5.5m wide in accordance with the approved work permit.

## **Traffic Evaluation**

The proposal will not generate any increase in the volume of traffic, likely to impact upon the major intersections of the precinct.

## **Height of Building**

The proposed height of the development will have office height of 4.3m above NGL.

## **Landscaping**

The proposal has additional landscaping to North and South of main entry to site, with extensive planting to both garden areas Northern garden area is 54.7m<sup>2</sup>, varies from 7.0m deep to 4.5m deep to allow for vehicle parking and extends from side boundary to site entry gate. Southern garden area is 51m<sup>2</sup>, is 6.0m deep and extends from side boundary to site entry gate

## **Erosion and Sediment Control**

All erosion and sediment controls have been taken into account, a Silt fence will be used to contain soil and sediment around site, and all controls shall remain in place until all work has been complete.

An erosion and sediment control plan has been submitted with the application.

## **Site Fencing**

The proposed works does not have any impact on the established site fence, and shall remain as is.

## **Waste Management Plan**

All waste management details have been taken into consideration, please refer to waste management plan that has been submitted with this application.

## **Conclusion**

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In conclusion, the prepared Statement of environmental effects has demonstrated that the proposal complies fully with the DCP and LEP requirements of Bankstown City Council / Canterbury Bankstown Council, the proposal will have minimal adverse environmental effects on the area, and adjoining dwellings, further the proposal is in the best interest of the public, and the changing, desired and future character of Harris Street, and the Canterbury Bankstown area and should be approved subject to condition.

End of Report.

Cedar Designs always ensures it provides as much information as possible for its applications, should further information be required during the assessment, council should contact Cedar Designs.

**Ibrahim Mustapha / Cedar Designs Pty Ltd**

**Building Designer / Managing Director at Cedar Designs Pty Ltd**

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