Shop 9-10 Market Plaza Building, Sydney Markets
250-318 Parramatta Road, Homebush West

Statement of Environmental Effects for Development Application

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# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Introduction</td>
<td>6</td>
</tr>
<tr>
<td>1.1</td>
<td>Overview</td>
<td>6</td>
</tr>
<tr>
<td>1.2</td>
<td>Scope and Format of the Statement of Environmental Effects</td>
<td>6</td>
</tr>
<tr>
<td>1.3</td>
<td>Supporting Plans and Documentation</td>
<td>6</td>
</tr>
<tr>
<td>1.4</td>
<td>Cost of Works</td>
<td>7</td>
</tr>
<tr>
<td>2.0</td>
<td>Site Description and Context</td>
<td>8</td>
</tr>
<tr>
<td>2.1</td>
<td>Site Description, Context and Locality</td>
<td>8</td>
</tr>
<tr>
<td>3.0</td>
<td>Proposed Development</td>
<td>11</td>
</tr>
<tr>
<td>3.1</td>
<td>Overview</td>
<td>11</td>
</tr>
<tr>
<td>3.2</td>
<td>Particulars of Proposed Use</td>
<td>11</td>
</tr>
<tr>
<td>3.3</td>
<td>Internal Fitout</td>
<td>12</td>
</tr>
<tr>
<td>3.4</td>
<td>Signage</td>
<td>12</td>
</tr>
<tr>
<td>4.0</td>
<td>Statutory Assessment</td>
<td>14</td>
</tr>
<tr>
<td>4.1</td>
<td>Section 79C</td>
<td>14</td>
</tr>
<tr>
<td>4.2</td>
<td>Overview of Statutory and Policy Controls</td>
<td>14</td>
</tr>
<tr>
<td>4.3</td>
<td>State and Regional Environmental Planning Policies</td>
<td>14</td>
</tr>
<tr>
<td>4.4</td>
<td>Strathfield Local Environmental Plan (SLEP) 2012</td>
<td>14</td>
</tr>
<tr>
<td>4.5</td>
<td>Strathfield Consolidated Development Control Plan (SDCP) 2005</td>
<td>17</td>
</tr>
<tr>
<td>4.6</td>
<td>Strathfield Development Control Plan No. 20 - Parramatta Road Corridor (SDCP 20)</td>
<td>19</td>
</tr>
<tr>
<td>4.7</td>
<td>Other Council Policies</td>
<td>19</td>
</tr>
<tr>
<td>4.8</td>
<td>Planning Agreements (or draft agreements)</td>
<td>19</td>
</tr>
<tr>
<td>4.9</td>
<td>The Environmental Planning and Assessment (EP&amp;A) Regulation 2000</td>
<td>19</td>
</tr>
<tr>
<td>4.10</td>
<td>Impacts of the Development</td>
<td>19</td>
</tr>
<tr>
<td>4.11</td>
<td>The Suitability of the Site for the Development</td>
<td>19</td>
</tr>
<tr>
<td>4.12</td>
<td>Any Submissions Made in Accordance with the Act or Regulations</td>
<td>20</td>
</tr>
<tr>
<td>4.13</td>
<td>The Public Interest</td>
<td>20</td>
</tr>
<tr>
<td>5.0</td>
<td>Conclusion</td>
<td>21</td>
</tr>
</tbody>
</table>
# Table of Contents

## List of Figures

- Figure 1: Locality of site (Source: Google Maps)
- Figure 2: Aerial view of site and locality (Source: SIX Maps)
- Figure 3: Cadastral of site (Source: SIX Maps)
- Figure 4: Sydney Markets Site Plan
- Figure 5: Proposed layout of graphics on glazed entry door fronting the Market Plaza courtyard
- Figure 6: Proposed layout of graphics fronting Plaza Road
- Figure 7: Extract from SLEP 2012 Land Zoning Map

## List of Tables

- Table 1: Plans and Documents Prepared to Accompany this statement
- Table 2: Compliance with Zone Objectives

## List of Attachments

- Attachment 1: Architectural Drawing Package prepared by Building Design and Drafting Services
- Attachment 2: Waste Management Plan Prepared by Martin Forster and Dr Fidel Doan
- Attachment 3: BCA Report prepared by Building Code Assistance
Executive Summary

This Statement of Environmental Effects (SEE) has been prepared by SJB Planning (NSW) Pty Ltd in support of a Development Application (DA) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) for the change of use and associated fitout and signage for the purpose of a medical centre in shops 9-10 within the Plaza Building at Sydney Markets, 250-318 Parramatta Road, Homebush West ("the site").

This SEE describes the site and its context, the development history, and the statutory and policy controls relevant to the proposal. It provides an assessment of the development under section 79C of the EP&A Act 1979.

The Sydney Markets Plaza Building is located on the southern side of Parramatta Road, within the broader Sydney Markets site. The land is under the ownership of Sydney Markets Limited.

Over 5,000 people work in businesses at Sydney Markets. The Sydney Markets Plaza Building serves the Markets, and provides ancillary and incidental uses to service the extensive work force and the visitors to the Markets.

The Markets Plaza Building accommodates a mix of commercial premises, including retail, business and offices premises, which are ancillary and incidental to the primary use of the Sydney Markets site, which is for the purpose of a ‘wholesale and retail markets and distribution centre’.

The proposed medical centre will provide an important additional service which will support the daily workforce, and is not currently available at the site.

The site is zoned SP1 Special Activities (Sydney Wholesale and Retail Markets and Distribution Centre) under the Strathfield Local Environmental Plan (SLEP) 2012. The proposed use is incidental and ancillary to the Sydney Wholesale and Retail Markets and Distribution Centre, and is permissible with consent.

The buildings on site are not heritage items, although there is a heritage item in the vicinity of the site at 195 Parramatta Road (being the Wentworth Hotel). The proposal will have no impact on the significance on the Wentworth Hotel or its setting.

This DA is for internal fitout of shops 9 and 10 into a medical centre with four (4) consulting rooms, two (2) dentist rooms, treatment room, staff room, reception/waiting area, and ancillary storage and cleaning areas.

This report has been prepared pursuant to the EP&A Act 1979 and the Environmental Planning and Assessment (EP&A) Regulation 2000, and reviews the relevant Environmental Planning Instruments (EPIs) and Development Control Plan (DCP) that apply to the site, as well as the potential environmental impacts of the proposal, with particular reference to the relevant heads of consideration listed under Section 79C of the EP&A Act 1979.

This SEE demonstrates that the proposal is consistent with the land use zoning of the site and the objectives of that zoning. The proposal is permissible with consent, and will not result in significant adverse impacts upon adjacent development, the locality, or the physical environment.
1.0 Introduction

1.1 Overview

This Statement has been prepared by SJB Planning in support of a DA for the change of use and associated fitout and signage for the purpose of a medical centre at Shops 9 and 10 within the Sydney Markets Plaza Building at 250-318 Parramatta Road, Homebush West.

The site is legally described as Lot 10 DP1055460.

Strathfield Council is the relevant consent authority.

A detailed description of the proposal is outlined in Section 3.0.

1.2 Scope and Format of the Statement of Environmental Effects

This statement has been prepared in accordance with the requirements of Schedule 1 Part 1 of the EP&A Regulation and provides an assessment consistent with the heads of consideration under Section 79C of the EP&A Act 1979, which are relevant to the consent authority’s assessment of the DA.

Accordingly, the SEE is structured into sections as follows:

- Section 1 - provides an overview of the project and of this SEE;
- Section 2 - describes the site and its context;
- Section 3 - describes the proposed development;
- Section 4 - outlines the statutory and policy controls and provides an assessment of the proposed development pursuant to section 79C of the EP&A Act 1979; and
- Section 5 - provides a conclusion on the proposal.

1.3 Supporting Plans and Documentation

This statement has been prepared with input from a number of technical and design documents which have been prepared to accompany this DA. These documents are included as Attachments to this statement and are identified in Table 1 below.

<table>
<thead>
<tr>
<th>Document name</th>
<th>Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Drawing Package</td>
<td>Building Design and Drafting Services</td>
</tr>
<tr>
<td>Operational Waste Management Plan</td>
<td>Dr Fidel Doan</td>
</tr>
<tr>
<td>Construction Waste Management Plan</td>
<td>Martin Forster</td>
</tr>
<tr>
<td>BCA Report</td>
<td>Building Code Assistance</td>
</tr>
</tbody>
</table>

Table 1: Plans and Documents Prepared to Accompany this statement
1.4 Cost of Works

The cost of works for the purpose of determining the DA fee for the proposed development has been calculated in accordance with Clause 255(1) of the EP&A Regulation 2000, and is $306,204.80 including GST. The cost of works is detailed in the Quantity Surveyors Cost Estimate prepared by IBIZ Design.
2.0 Site Description and Context

2.1 Site Description, Context and Locality

The site is located approximately 11km west of the CBD and is located on the southern side of the Parramatta Road and M4 Western Motorway corridor (refer to Figure 1).

The proposal relates to Shops 9 and 10 within the Sydney Markets Plaza Building, which is located in the north west corner of the larger Sydney Markets site (refer to Figures 2, 3 & 4). The Sydney Markets site is known as 250-318 Parramatta Road, Homebush West, and is legally described as Lot 10 DP1055460 (refer to Figure 2).

The location of the site is shown in Figure 1 below.

Figure 1: Locality of site (Source: Google Maps)
The locality is essentially a mixed use area comprising a mix of industrial, commercial and residential uses in a busy area adjacent to Parramatta Road and the M4 Western Motorway, Centenary Drive and adjoining railway line.

The Sydney Markets site dominates the area and comprises a mix of large warehousing buildings, multi-storey car park complexes, commercial buildings interspersed with roads and large loading and manoeuvring areas. The Sydney Market site generally occupies the whole street block between Parramatta Road, Centenary Drive to the west, the railway line to the south and with the exception of a number of residential properties fronting Smallwood Avenue in the east.

A map of the Sydney Markets site is provided at Figure 3.
Figure 4: Sydney Markets Site Plan
3.0 Proposed Development

3.1 Overview

The proposal seeks development consent for the change of use and associated fitout and signage for the purpose of a medical centre for a tenancy, referred to as Shops 9 and 10 within the Sydney Markets Plaza Building.

The following description provides a summary of the proposed DA.

3.2 Particulars of Proposed Use

3.2.1 Use

The use of the proposed tenancy is for the purpose of a medical centre. The medical centre will provide General Practitioner (GP), dental, pathology and medical imaging services to members of the Sydney Markets Community.

3.2.2 Hours of Operation

It is proposed that the medical centre will operate 24 hours a day, seven (7) days a week. These hours of operation will enable the Sydney Markets Workforce to access medical facilities during working hours without having to leave the site and is in line with the Markets’ operation.

3.2.3 Number of Staff

The following is an overview of the anticipated staff of the medical centre:

- General Practitioners – 4;
- Nurses – 1;
- Pathologists – 1;
- Dentists – 2; and
- Administrative staff – 2.

The above staffing levels will be during the core/peak business hours of the medical centre (8:30am to 5:30pm). Outside of these times, the staffing numbers will be reduced.

Additional casual staff may also be required from time to time depending on demand.

3.2.4 Waste Management

The application is supported by a comprehensive Waste Management Plan.

In summary, general waste will be disposed of in the existing Market Plaza bins which are provided by Sydney Markets Limited and which are managed under Sydney Markets Limited waste management initiatives and which includes waste stream separation and recycling.
Medical waste will be disposed of using a dedicated biohazard and sharps bins which will be securely stored in secure containers in the Pathology and Treatment Room, and removed by a private contractor as per the Waste Management Plan.

### 3.2.5 Servicing Arrangements

Deliveries to the medical centre will arrive in small and medium sized delivery vehicles, which will rely on the established restricted loading areas currently servicing the Market Plaza in the vicinity of the site. There is an existing loading zone area (eight (8) small delivery van capacity), located along the western side of the Plaza.

### 3.2.6 Car Parking

The primary function of the medical centre is to service the workforce at the Sydney Markets, and is therefore expected that the majority of customers will arrive by foot from the Markets themselves.

The medical centre is unlikely to result in significant traffic generation or parking demand in its own right. Notwithstanding, there is in excess of 230 car parking spaces within the immediate vicinity of the Market Plaza for use by tenants and visitors to the Plaza.

Specifically there are:

- 46 car spaces in Bank Road;
- 55 car spaces in the “Plaza Shopper Area” to the west and immediately adjacent the Market Plaza;
- 80 car spaces in the “Plaza Tenant Parking Area” to the west of Hammersmith Road; and
- 50 car spaces in Plaza Road to the south of the Plaza.

### 3.3 Internal Fitout

Plans demonstrating the proposed fitout have been submitted with the proposal.

In summary, the fitout of Shops 9 and 10 will include the following:

- Four (4) General Practice consulting rooms;
- One (1) treatment room;
- One (1) pathology room;
- Two (2) dentists consulting rooms;
- Staff room;
- Equipment cleaning room;
- Reception/waiting room; and
- Incidental storage.

The proposal does not involve any works external to the unit other than signage.

### 3.4 Signage

The proposal seeks consent to introduce ‘graphics’ to the glazed entry doors and tenancy frontages facing the courtyard and Plaza Road, both of which are not visible from public locations outside the site. The signage will not be illuminated other than by the internal lights of the medical centre.
The proposal seeks consent to replace or update the graphics of the existing suspended under awning sign which is located to the east of the tenancy, above the entry. The sign faces inward to the Market Plaza courtyard and will not be visible from any street or from outside the Market Plaza.

The details of the sign are provided on the submitted architectural drawings.
4.0 Statutory Assessment

4.1 Section 79C

Assessment of the proposal against the matters listed under Section 79C of the EP&A Act 1979 is outlined below.

The assessment of the proposal is outlined below and addresses matters listed under Section 79C of the EP&A Act 1979. A checklist and summary table is provided for relevant controls.

4.2 Overview of Statutory and Policy Controls

The EPs and other statutory planning documents and policies which are relevant to the assessment of the proposed development pursuant to S79C(1)(a) are identified below:

- State Environmental Planning Policy No.55 – Site Remediation (SEPP 55);
- Strathfield Local Environmental Plan (SLEP) 2012;
- Strathfield Consolidated Development Control Plan (SDCP) 2005; and
- Strathfield Development Control Plan No.20 – Parramatta Road Corridor (SDCP 20).

4.3 State and Regional Environmental Planning Policies

4.3.1 State Environmental Planning Policy No. 55 – Site Remediation

SEPP 55 requires Council to consider contamination issues in determining development applications.

Pursuant to Clause 7(1), prior to issuing a consent, Council is required to consider whether a site is contaminated, if so whether it is suitable for the proposed use in its contaminated state or if remediation is required, if it will be suitable for the proposed use post remediation.

The proposal seeks consent to use site for the purpose of a medical centre (ancillary and incidental to the wider Sydney Markets site). The proposal does not result in a change of the categorisation of use at the site from that which it has been approved and Council can be satisfied that the can be made suitable for the proposed use.

4.4 Strathfield Local Environmental Plan (SLEP) 2012

4.4.1 Zone Objectives and Land Use Table (Clause 2.3)

In accordance with SLEP 2012, the site is zoned SP1 Special Activities (Sydney Wholesale and Retail Markets and Distribution Centre) (refer to Figure 12).

In accordance with the Land Use Table in SLEP 2012, the following uses are permissible with consent at the site:

“The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose”
The purpose shown on the Land Zoning Map is “Sydney Wholesale and Retail Markets and Distribution Centre”.

The Sydney Markets at Flemington covers 42ha, and operates on a 24 hours, seven (7) days a week cycle. The markets accommodate the Sydney Produce Market, Sydney Flower Market, and the Sydney Growers Market, which between them comprise more than 700 businesses, and a workforce of over 5000 people. The markets are supplied by over 20,000 local and interstate growers.

The Markets Plaza Building was approved and constructed to accommodate services to supplement operations, and support the workforce and businesses at the Sydney Markets.

The proposed medical centre is one such supplementary service for the Sydney Markets. Specifically, the proposed use will allow the workforce to be able to quickly access medical and dental facilities, which they might otherwise be unable to do, due to unsocial hours of work and need to travel and spend time away from the Markets and their respective businesses.

The proposed use is consistent with other incidental and ancillary uses approved in the Markets Plaza Building, such as a newsagency, various banks, post office, food and drink premises, a chiropractic clinic, a pharmacy, a hairdresser, a Telstra dealer, a bakery, a pet shop, and a butchers shop.

For these reasons, the proposed use is considered to be ordinarily incidental and ancillary to development for the purpose of Sydney Wholesale and Retail Markets and Distribution Centre, and the proposal is permissible with consent.

In accordance with Clause 2.3, Council must have regard to the objectives for development in a zone when determining a development application in respect of land within that zone.
The proposed development is considered against the zone objectives in Table 1 below:

<table>
<thead>
<tr>
<th>Objective</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>To provide for special land uses that are not provided for in other zones.</td>
<td>The proposed medical centre is ancillary and incidental to the use of the site for the purpose of the Sydney Wholesale and Retail Markets and Distribution Centre, providing medical and dental facilities for the workers of Sydney Markets who might otherwise be unable to access these facilities due to their hours of work and the proximity of alternative services.</td>
</tr>
<tr>
<td>To provide for sites with special natural characteristics that are not provided for in other zones.</td>
<td>The site is used for the purpose of the Sydney Wholesale and Retail Markets and Distribution Centre, in a large part due to its special characteristics being that:</td>
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<tr>
<td></td>
<td>- The site is a comparatively very large single land parcel (within an otherwise highly fragmented land subdivision and ownership pattern);</td>
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<td>- The site is located centrally within the Sydney metropolitan area, and is adjacent to major rail and road links; and</td>
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<td>- The site has been historically developed for the purpose of a very large fruit and vegetable market, and therefore now benefits from specialised infrastructure, and direct and indirect complementary smaller businesses built and operating within the vicinity of the site.</td>
</tr>
<tr>
<td>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</td>
<td>The Sydney Markets are a unique and particularly large market which supports an extensive workforce.</td>
</tr>
<tr>
<td></td>
<td>It has been identified that to maintain productivity and efficient operation of the Sydney Markets, various supporting and supplementary commercial operations are required, and the zoning and permissible uses at the site reflect this fact.</td>
</tr>
<tr>
<td></td>
<td>Some of the supplementary commercial uses for the Sydney Markets are in the Markets Plaza Building. The Market Plaza Building is in keeping with the special characteristics of the site, and is also in keeping with the sites existing and intended special use.</td>
</tr>
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<td>The proposed development will be contained wholly within the Market Plaza Building, and is also in keeping with the existing and intended use of that building and of the wider Sydney Market site.</td>
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<tr>
<td></td>
<td>The proposal will be unseen from adjacent sites, and will primarily serve the workforce of the Sydney Markets. The proposal will have minimal adverse impacts on surround land.</td>
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Table 2: Compliance with Zone Objectives
4.4.2 **Heritage Conservation (Clause 5.10)**

The site is located in the vicinity of the Flemington Hotel heritage item which is a locally listed item located on the corner of Flemington Road and Parramatta Road to the north of the site. However, the proposed internal fitout will not visible within the context of setting of the heritage item and the use will have no impact on the significance of the heritage item.

4.4.3 **Acid Sulfate Soils (Clause 6.1)**

Clause 6.1 requires an acid sulfate soils management plan to be submitted prior to the granting of consent to development in areas where acid sulphate soils are likely to be affected.

The site is within a Class 5 Acid Sulphate Soils Area, and there are no works proposed below ground level, or that would be likely to lower the water table by 1m, therefore an acid sulphate soils management plan is not required.

4.5 **Strathfield Consolidated Development Control Plan (SDCP) 2005**

The SDCP 2005 came into force on 3 May 2006. An assessment against compliance with the relevant sections of the Plan is outlined below.

4.5.1 **Part D – Industrial Development**

Part D applies to all industrial and light industrial development permitted within industrial, business, and mixed use zones.

Whilst the subject site is zoned SP1 Special Activities (Sydney Wholesale and Retail Markets and Distribution Centre), and is not zoned for industrial purposes, the “markets” use of the site is typically industrial in character being a large site predominantly used for warehouse and distribution purposes.

For this reason, the relevant sections of Part D of DCP 2005 are considered below for indicative purposes only.

2.5 - Density, Bulk and Scale Height, Floor Space Ratio and Office and Showroom Requirements

The objective of this section of the DCP is to “to ensure the density, bulk, scale and design of industrial development enhances the streetscape and visual quality of the Strathfield Municipality”.

The proposal is for internal fitout and use of an approved tenancy within an approved building. The proposal will have no impact upon the bulk and scale, density, or the visual quality of the existing building, and the proposal is consistent with the objective in Section 2.5 of Part D of SDCP 2005.

2.15 - Commercial Development in Industrial Zones

This section of Part D of the DCP outlines that applications for commercial development in industrial zones will be subject to a merit based assessment, and that commercial premises and shops in an industrial zone shall demonstrate that they are:

- Ancillary to the approved industry; and/or
- Intended to serve persons occupied or employed in a land use otherwise permitted in the zone; and/or
- Most suited to the location in an industrial area by virtue of their operation (i.e. they must not be otherwise more appropriately located in a local commercial centre).
Discussion under Sections 3.2.1, and 4.4.1 of this SEE clearly establishes that the proposed use is intended to serve the workforce and small businesses operating at the Sydney Markets, and the use is therefore incidental and ancillary to the land use otherwise permitted within the SP1 zone.

The proposal is consistent with the objectives and provisions of section 2.15 of Part D of the DCP.

4.5.2 Part H - Waste Management

The application is supported by a comprehensive Waste Management Plan.

In summary, general waste will be disposed of in the existing Market Plaza bins which are provided by Sydney Markets Limited, and are managed under Sydney Markets Limited waste management initiatives, including waste stream separation and recycling.

Medical waste will be disposed of using a dedicated biohazard bin which will be stored in a secure, dedicated waste receptacle, and removed by a private contractor.

The proposal is consistent with the provisions of Part H of the DCP.

4.5.3 Part I - Provision of Off-Street Parking Facilities

The proposal does not fall neatly within any specific ‘development type’ within the Parking Schedule in Part I of the DCP.

Notwithstanding, and in accordance with Section “3.4.1 Shops” of Part I, a parking rate of 6.2 spaces per 100m² of gross leasable floor area has been applied as an indicative parking rate for the development.

Based on this rate the proposed use would attract a parking requirement of 9.2 spaces.

The primary function of the medical centre is to service the workforce at the Sydney Markets, and is therefore expected that the majority of customers will arrive by foot from the Markets themselves.

The medical centre is unlikely to result in significant traffic generation or parking demand in its own right.

Based on this analysis, it is considered that the existing car parking arrangements are adequate to serve proposed development. Specifically, there are more than 230 car parking spaces within the immediate vicinity of the Market Plaza allocated for use by tenants and visitors to the Plaza.

The proposal is considered consistent with the objectives of Part I of the DCP, and is unlikely to result in significant traffic generation or adverse impacts upon the local or wider road networks.

4.5.4 Part J - Erection and Display of Advertising Signs and Structures

In accordance with the provisions of Section 2 (Part B – Special Provisions), Subsection (Signs in All Areas) (Clause vii) (Advertisements Permissible without Development Consent), the proposed signage does not require development consent.

Specifically, Clause vii states, amongst other matters:

“Notwithstanding any other provision of Part J, the following advertisements may be erected, without consent:

(a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area); or…….”
The proposed signage will not be visible from outside the markets site and will have no adverse impacts upon the streetscape, and will not add to the proliferation of signage on Parramatta Road.

4.5.5 Part K – Development on Contaminated Land

The issue of contamination is addressed in Section 4.3.1 in relation to SEPP 55.

4.6 Strathfield Development Control Plan No. 20 – Parramatta Road Corridor (SDCP 20)

The site is located within the area to which SDCP 20 applies. However, this DCP relates to the construction of multi-unit housing and mixed use developments within the Parramatta Road corridor. In this regard, the provisions of DCP 20 are not relevant to the subject application.

There are no other DCPs relevant to the proposed development.

4.7 Other Council Policies

There are no other Council Policies relevant to the proposed development.

4.8 Planning Agreements (or draft agreements)

The proposed development is not subject to a planning agreement pursuant to Section 93F of the EP&A Act 1979.

4.9 The Environmental Planning and Assessment (EP&A) Regulation 2000

There are no prescribed matters directly relevant to the proposed development.

4.10 Impacts of the Development

4.10.1 Social and Economic Impact

The proposal will have no adverse social or economic impacts on the local community and the wider community.

The proposal is likely to result in new, short medium and long term employment opportunities at the site, and indirectly off-site.

The proposed use will provide additional services and amenities to support the workforce and business operating at the Sydney Markets Flemington site, as well as visitors to the site. Importantly, the proposed will result in an additional essential service in the form of a well equipped medical centre at the site for the purpose of serving the large workforce. Consequently the proposal is likely to result in positive economic and social impacts.

4.11 The Suitability of the Site for the Development

The site is located within the SP1 Special Activities (Sydney Wholesale and Retail Markets and Distribution Centre) zone under SLEP 2012.

The Markets Plaza Building was approved and constructed to accommodate services to supplement the operations and support the workforce and businesses operating at the Sydney Markets.
The proposed use of Shops 9 & 10 within the Market Plaza Building for the purpose of a medical centre is consistent with the purpose of the Market Plaza Building, and will provide a valuable additional service for the workforce and businesses operating within the Sydney Markets Flemington site.

The proposed use is considered to be incidental and ancillary to the development for the purpose of Sydney Wholesale and Retail Markets and Distribution Centre, and the proposal is permissible with consent and consistent with the objectives of the zone.

For these reasons the site is considered suitable for the proposed development.

4.12 Any Submissions Made in Accordance with the Act or Regulations

The development will be notified (if required) in accordance with Council’s Notifications Policy. Any submissions received will need to be considered by the Council.

4.13 The Public Interest

The development of land in an orderly and economic way is in the public interest. The DA represents a development that is compliant with all of Council’s controls applicable to the site and the development.

The development represents a development that is in the public interest through its compliance with the applicable land use controls.
5.0 Conclusion

The DA seeks consent for a change of use, associated fitout and signage for the purpose of a medical centre within the existing Sydney Markets Plaza Building at 250-318 Parramatta Road, Homebush West.

The Sydney Markets Plaza Building was developed to support the Markets, and provide a space for ancillary and incidental uses to serve the extensive workforce and visitors to the Markets.

The Sydney Markets primary purpose is as a wholesale and retail markets and distribution centre. More than 700 businesses and a workforce of over 5000 people operate from the site.

The proposed medical centre will provide an important additional service, not currently available at the site, which will support the workforce and businesses, and for this reason the proposed use and development is considered to be incidental and ancillary to the primary use as a wholesale and retail markets and distribution centre. The development is therefore permissible with consent, and consistent with the zone objectives.

The proposal will not adversely impact upon development adjacent to the site or in the wider locality. The proposal is unlikely to result in significant adverse impacts upon the amenity of residential properties in the vicinity of the site, the streetscape, or in terms of traffic generation and parking arrangements.

The proposal is consistent with the statutory and policy framework applying to the site, and based on this assessment undertaken, Council’s approval of the DA is sought.
Attachments
Attachment 1: Architectural Drawing Package prepared by Building Design and Drafting Services
Attachment 2: Waste Management Plan Prepared by Martin Forster and Dr Fidel Doan
Attachment 3: BCA Report prepared by Building Code Assistance