

# STATEMENT OF ENVIRONMENTAL EFFECTS



**STRATHFIELD COUNCIL  
RECEIVED**

**DA2021.75  
Date: 05/05/2021**

Site Address:  
50-62 Cosgrove Road  
STRATHFIELD SOUTH NSW 2136

Construction of a Mezzanine.

## INTRODUCTION

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This Statement of Environmental Effects is submitted to Strathfield Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a mezzanine level of a warehouse building.

The existing building is currently being used as a warehouse and distribution centre, the mezzanine level will add additional storage areas for the existing use.

The site is located along Madeline Street with access to the site along this Road. The mezzanine is proposed within Unit 11, and the works will add an additional 95m<sup>2</sup> of storage areas.

No changes to the existing uses or operations are proposed.

## ENVIRONMENTAL EFFECTS

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The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Strathfield Local Environmental Plan 2012
- Strathfield Development Control Plan 2005

## 4.15 EVALUATION

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(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

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### Strathfield Local Environmental Plan 2012

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The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned IN1 General Industrial pursuant to Clause 2.1 of Strathfield Local Environmental Plan 2012.

The proposed development is ancillary to the existing use of the site being a warehouse.

#### Clause 2.3 Zone objectives and land use table

The objectives of the IN1 Zone are:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To minimise fragmentation of valuable industrial land, and provide large sites for integrated and large floorplate activities.

The proposed development is for a mezzanine within an existing warehouse to provide additional storage space. The proposed mezzanine will not have any adverse impact upon the industrial uses of surrounding units and the additional space within the existing unit will not have any impact upon the surrounding industrial uses.

#### Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
12m	No change to existing height.	Yes

#### Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

#### Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or being within proximity of a heritage item.

#### Clause 5.11 Bush fire hazard reduction

The subject site is not identified to be bushfire prone land on Council's maps.

#### Clause 6.1 Acid Sulfate Soils

The subject site is affected by Class 5 Acid Sulphate Soils. The proposal will not result in any works outside the existing Unit and will not have any detrimental impact upon the Soils.

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#### Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within SLEP 2012.

#### (a)(ii) Relevant draft environmental planning instruments

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There are no draft environmental planning instruments that would prevent the subject development from proceeding.

Strathfield Consolidated Development Control Plan 2005

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Part D – Industrial Development

This section of Councils DCP relates largely to the external design of warehouse developments and does not specifically have any controls relating to mezzanine levels within units.

As the mezzanine will only add storage space and will not be used for any other purpose, the mezzanine is considered to be a suitable form of development within the unit and will continue to meet with the objectives within the DCP.

The new mezzanine adds 95m<sup>2</sup> of gross floor area to the existing warehouse unit. 1 carparking space is required per 300m<sup>2</sup>, the proposed development therefore does not require any additional car parking spaces.

No changes to landscaping or signage details is proposed, the works are internal only and will not have any impact upon any external areas of the unit. The mezzanine will add storage areas within the unit to better serve the existing use and provide a better functionality within the unit.

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Conclusion with respect to DCP requirements

The proposal is considered to reasonably satisfy the objectives of the relevant design provisions relating to dwellings as contained within the Strathfield Development Control Plan.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

**Siting and Design**

The development will be compatible in terms of height, bulk and scale with surrounding developments within the area as the proposed mezzanine is internal and will not have any impact upon surrounding properties.

**Waste Minimisation**

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

**Noise and Vibration**

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing industrial area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The mezzanine can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding industrial setting.

The works are permissible with development consent under the provisions of Strathfield LEP 2012, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

## CONCLUSION

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The site has an existing use which will benefit from the provision of additional storage areas by way of the proposed mezzanine. The works are considered permissible with development consent under the provisions of Strathfield Local Environmental Plan 2012 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new mezzanine level within the existing unit will not have any impact upon the external appearance or function of the existing warehouse complex and will provide better functionality within the unit. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.



Jessica Dean  
Town Planner  
Local Consultancy Services Pty Ltd  
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