



STATEMENT OF ENVIRONMENTAL EFFECTS

Development address:	Lot 17, DP 286568, 13 Renshaw St, Cranebrook , NSW 2749
Proposal:	Proposed subdivision of first use industrial units
Council:	Penrith Council
Prepared by:	BETTER BUILT HOMES UNIT 21 9-12 Lambridge Place, Penrith 2750
Version:	A - 24.3.2022

Project Overview:

The site is currently vacant and is subject to an approved DA20-0488.02 which includes the construction of four tenancies, one of which is proposed to be used as a takeaway food premises, two are to be used for the purposes of light industry, and one is to be constructed specifically for the client's needs as their main warehouse.

The proposal that this Statement accompanies is to subdivide the tenancies into four strata Tenancies.

The site is zoned IN2 Light Industrial under Penrith Local Environmental Plan 2010 with the proposal being permissible with consent.

The Site and Surrounds

The subject site and its surrounds have the following characteristics. Site Address	13 Renshaw Street, Cranebrook.
Lot/DP	Lot 17 DP 286568
Site Area	2346sqm approx.
Local Government Area	Penrith City Council
Zoning	IN2 Light Industry
Current Land Use	Vacant Block
Proposed Land Use	Industry
Surrounding Land Uses	North Residential South, East & West Industrial/Commercial.
Topography	Generally flat, with downwards slope at rear of site
Scenic Protection Land	Mapped as Scenic Protection Land
Heritage	Not mapped in LEP
Flooding/Overland Flow	Not mapped in LEP
Bushfire	Mapped



Present and previous uses:

The subject site is vacant and part of an industrial subdivision. Nearby allotments are currently being developed or have recently been developed. To the north of the site is the Waterside residential development.

Project description:

Better Built Homes wishes to Strata subdivide the subject site.

Proposed use of the site:

The use of the site is expected to remain as described in the Statement of Environmental effects that accompanied the original DA application, DA20-0488. The proposed subdivision has no impact on the proposed use of the site.

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The development contains a number of elements. Units 1 and 2 are located centrally within the development, with each having some 276sqm and 275sqm gross floor area respectively. This floor space includes a mezzanine level for each unit, proposed to be used for storage purposes only.

Unit 3 is proposed to be the main warehousing and storage facility for Better Built Homes. The ground floor of this unit is some 410sqm, while the upper floor is some 557sqm, totalling 967sqm.

A takeaway food and drink premises is proposed at the front of the site, measuring some 118sqm in gross floor area.

For this application, the following land uses under the LEP are sought to be approved.

Unit 1 – Light industries

Unit 2 – Light industries

Unit 3 – Warehouse or distribution centre

Take away – Take away food and drink premises.

Vehicular Element:

The vehicular element of the site is expected to remain as that approved in the DA application, DA20-0488.02. The proposed subdivision has no impact on the proposed parking rates. A subdivision plan accompanies the application which identifies the parking spots allocated to each tenancy and for common space.

Landscaping and Open Space

Soft landscaping is provided throughout the site, consistent with other industrial developments in the locality.

A landscaped terrace area is proposed within the front setback to provide general amenity to the development and the take way premise, consistent with the DA approval DA20-0488.02.

The Subdivision plan identifies the courtyard space at the rear of the site, associated to PT.3 (unit 3 of the architectural plans) and the verandah and courtyard at the front of the site associated to PT.4 (takeaway unit of the architectural plans)

Stormwater Drainage

A stormwater drainage concept approved under DA20-0488 remains as is, and the proposed subdivision has no impact on its design.

Utilities

The site is appropriately serviced to accommodate the proposed development. The proposed subdivision has no impact on how services are brought into the site.

Waste Management strategy

A central waste room is proposed at the site entrance providing the necessary inclusions as required by Council and is available to all tenancies. The subdivision plan denotes the waste bin area as common property for all tenancies to use.

National Construction Code Compliance

All works will be carried and comply with the National Construction Code (now incorporating the BCA). A Construction Certificate will be required in relation to the proposal and it is expected that Council will require matters relating to NCC compliance.

Tree Removal

There is no vegetation on site required to be removed.

Biodiversity Conservation Act 2016

The site is currently clear of any vegetation. No clearing is required. No further consideration of this Act is therefore needed for a subdivision application.

State Environmental Planning Policy no 55 – remediation of land

Under Clause 7(1)(A) the consent authority must not consent to a development application unless consideration has been given to whether the land is contaminated. We assume matters relating to potential land contamination were addressed at the time of the rezoning and subdivision. No further assessment should be required on this issue.

No further consideration of this SEPP is therefore needed for a subdivision application.

State Environmental Planning Policy no 64 – Advertising and Signage

Previous assessment of signage was undertaken and addressed in the approved Statement of Environmental Effects that was approved with DA20-0488.

No Further consideration of this SEPP is therefore needed for a subdivision application.

Sydney Regional Environmental plan no 20 – Hawkesbury Nepean River

The aim of SREP 20 is to protect the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. Appropriate conditions of consent would normally be applied to any approval to ensure the health of the river system is not compromised by way of sediment or erosion from the works or use.

No Further consideration of this SEPP is therefore needed for a subdivision application.

Penrith Local Environmental Plan 2010

The Penrith LEP is the main environmental planning instrument applicable to the subject site. The objectives of the LEP are as follows:

(a) to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,

(b) to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,

(c) to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,

(d) to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,

(e) to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,

(f) to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,

(g) to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,

(h) to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes, and that development is designed in a way that assists in reducing and adapting to the likely impacts of climate change.

It is submitted that the proposed development is not inconsistent with these objectives.

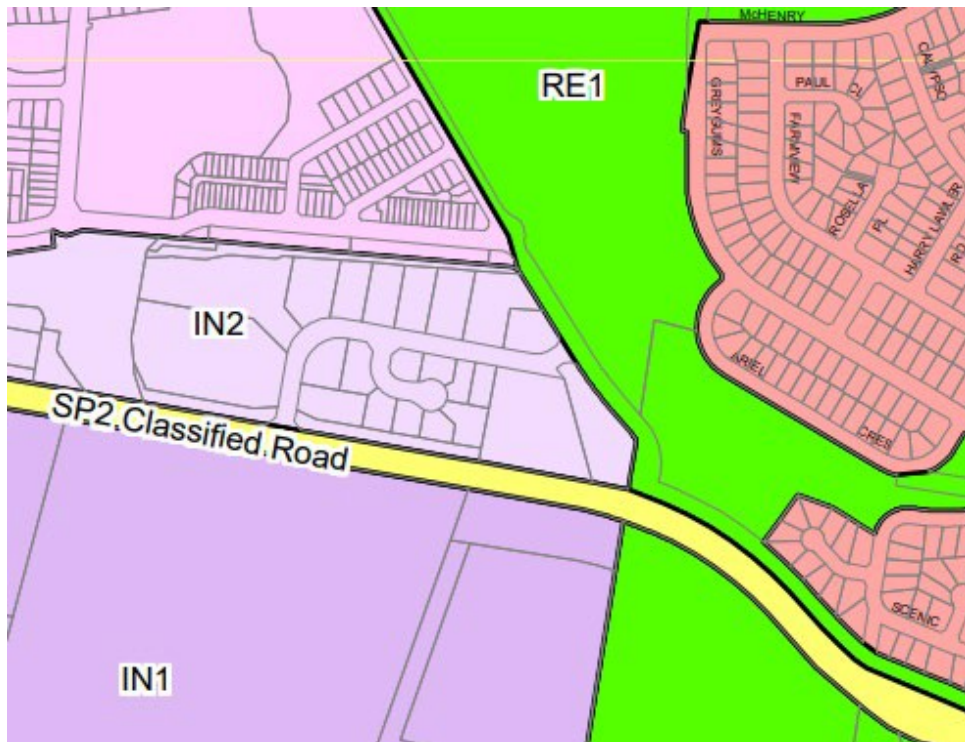
The subject site is zoned IN 2 Light Industrial with the following zone objectives applying to that zone.

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To promote development that makes efficient use of industrial land.
- To limit the impact of industrial development on adjacent residential areas, in terms of its built form, scale, acoustic and visual privacy and air quality.

The proposed development is consistent with the objectives of the zone in that:

A range of land uses are proposed on this one site.

- Additional employment will arise from the proposal.
- The uses proposed are complementary to those that are being developed in the locality.
- The daily needs of workers in the area will be met.
- The design represents the most efficient layout on the land.



The LEP contains the following relevant land use definitions:

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

The above uses are permissible with consent.

The relevant clauses have also been considered in respect of this development proposal under DA20-0488 remains as is, and the proposed subdivision has no impact on the principal development standards, Miscellaneous Provision and additional local Provision rules identified in the Penrith LEP 2010

Penrith Development Control Plan 2014

The relevant clauses have also been considered in respect of this development proposal under DA20-0488 remains as is.
The proposed subdivision has no impact on the industrial development controls within the Penrith DCP 2014.

Traffic Generation and Parking

The proposed subdivision has no further impact on traffic or parking on the site, as was demonstrated in the approved DA20-0488.

Visual Impact

The proposed development is designed with a high level of architectural merit that exceeds that of nearby and adjoining properties. Its visual impact will be positive on the streetscape.
The proposed subdivision has no additional visual impact.

Social and Economic

The proposed subdivision provides increase social and economic benefits to the development. The ability for other businesses to purchase a unit and set up long term businesses operating from the site is an advantage and added benefit to the local economy.

Crime Prevention through environmental design (CPTED)

The proposed subdivision has no additional impact on crime prevention.

Section 4.15(1)(a)(i) – any environmental planning instruments

The relevant environmental planning instruments have been considered earlier in this report. These include the following:

- Biodiversity Conservation Act 2016
- State Environmental Planning Policy No 55—Remediation of Land: Land Application
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application
- Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

The proposal is permissible with consent and is considered satisfactory when assessed against the relevant controls.

section 4.15(1)(a)(ii) – any proposed instrument

There are no known draft Environmental Planning Instruments applicable to the subject site.

section 4.15(1)(a)(iii) – any development control plan

Compliance against the relevant DCP has been considered earlier in this report.

section 4.15(1)(a)(iiia) – any planning agreement or draft planning agreement entered into under section 7.4

There are no known planning agreements that apply to the site or development.

section 4.15(1)(a)(iv) – the regulations

There are no sections of the regulations that are relevant to the proposal at this stage.

section 4.15(1)(a)(v) – any coastal zone management plan

Not relevant to the proposed development.

section 4.15(1)(b) – the likely impacts of that development 6.7.1 natural environment impacts

There are no negative environmental impacts identified with this application.

6.7.2 Social and Economic Impacts

Consideration of social or economic impacts have been provided in section 5.3 of this report.

6.7.3 Built Environmental Impacts

No negative built environmental impacts have been identified. In this regard compliance with the relevant controls has been noted.

section 4.15(1)(c) – the suitability of the site for the development

The proposal is generally consistent with the planning controls that apply in this zone. Moreover, the objectives of the zone have been satisfied, ensuring that the development would not result in any unacceptable impact on any adjoining landowners or buildings. The site is considered to be suitable for the development for the reasons outlined below:

- The proposal is permissible with consent in the IN2 Light Industrial zone.
- The proposal represents an appropriate land use and built form located on an appropriately serviced site that is in an accessible location.
- The proposal is compatible with surrounding land uses which include other industrial and community uses.

6.9 section 4.15(1)(d) – any submission made

Council may undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to any submissions that may be received.

6.10 section 4.15(1)(e) – the public interest

Given the type of development, its general compliance with the planning controls, how the objectives are satisfied and the suitability of the site it is considered that the public interest would not be jeopardised as a result of this development.

conclusion and recommendation

The proposed development has been assessed against the requirements of the Penrith LEP and DCP and is considered to represent a form of development that is acceptable.

The proposed subdivision would not result in any unacceptable impact on the locality. The site is considered quite suitable for a use of this nature and is consistent with nearby and adjoining development.

An assessment against Section 4.15 of the EPA Act has not resulted in any significant issues arising.

Accordingly, it is recommended that the proposed development be approved.

Yours Faithfully

Better Built Homes

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