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STATEMENT OF ENVIRONMENTAL EFFECTS

ACCOMPANYING A S96 MODIFICATION OF CONSENT APPLICATION

Alterations & Additions to Existing Industrial Use

**LOT 8 DP 1105133
142 Old Bathurst Road
Emu Plains NSW 2750**

Prepared For

Ryan Hitchens Pty Ltd

FOR SUBMISSION TO: PENRITH COUNCIL

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1 INTRODUCTION

1.1 Purpose of Statement

This statement accompanies a S96 Modification of Consent Application (S96) seeking Penrith City Council's approval for the alterations to the approved Self Storage development at 142 Old Bathurst Road, Emu Plains.

The objectives of this report are to:

- Describe the existing site in its context
- Provide information on the proposed works
- Provide an analysis of the key issues and implications of the proposed development.

1.2 Summary

This application relates to a minor revision to the Council approved proposed self storage building footprint on the site.

Council has previously approved the proposed additional self storage building and associated site works as part of Development consent **DA 13/0604 dated 27 February 2014**.

The proposal is in accordance with the EP&A Act for Section 96 Modifications of consent, being a minimal environmental impact and the building remaining substantially the same as previously approved.

The proposed works as part of this application involves an increase to the building size by approximately 95sq.m on the ground floor and 95sq.m on the first floor equalling a total of 190sq.m total additional floor area. This will represent an increase of approximately 4.25% in floor area and reduce the building setback by 4m to provide a new front boundary setback of 23.355m, still well in excess of the 15.0m minimum required front setback in accordance with Penrith City Council's DCP D4 – Industrial Development

The remainder of the site is proposed to operate as it currently does without any planned modifications to the existing buildings or operations.

2 EXISTING DEVELOPMENT

2.1 Location and Site Details

The subject site is located at 142 Old Bathurst Rd Emu Plains (Lot 8 DP 1105133). Emu Plains, a diverse suburb to the west of the Nepean River in Penrith LGA, accommodates a range of commercial, industrial, institutional and residential land uses.

The site occupies an area of 8170sq.m

The Hitchens Self Storage site is located within the Emu Plains industrial precinct which is located north and west of the main western rail line. The site fronts Old Bathurst Rd which forms the northern bounds of a new industrial land release.

2.2 Current Use

The site is presently in use as a self storage premises and for container storage associated with this use. The existing development comprises a single metal and concrete building of some 4000m² total GFA (approx 2000m² each level). The building is encircled by a concrete driveway and beyond the bounds of the driveway the site is covered for the most part in a gravel base.

The front of the site presents neatly to the street with a feature front façade, drawing visual interest, and tidy low key landscaping in a front setback area which also services a stormwater detention purpose. There is an existing business identification sign adjacent and within the site boundary.

2.3 Proposed Use

There is no change of use proposed as part of this application; the existing use is intended to continue as is.

2.4 Statutory Context

The site is currently within the IN1 – General Industrial Zoning as defined in Penrith City Council LEP 2010 and development is to comply with:

- Penrith City Council - LEP 2010
- Penrith City Council - DCP 2010

2.5 Permissibility

The site is located along the northern boundary of the IN1 General Industrial zone under Penrith Local Environmental Plan (PLEP) 2010. Self-storage units are a permissible use within this zone.

2.6 Services

All services required for this facility and the proposed works are currently available and adequate for the current and proposed use.

3 PROPOSED MODIFICATIONS

3.1 The Development

The present development attracts and holds economic activity in the Emu Plains area.

The proposal is to increase the number of storage units for customer use by lengthening the previously approved building design by 4.0m as illustrated on the Architectural Plans accompanying this application.

3.2 Building Form and Appearance

The building's form and appearance from the street will not be affected by this proposal. The front building elevation facing Old Bathurst Road will remain as per the original approved DA. Changes to building form & appearance have been clouded on the accompanying Architectural Elevations accompanying this application.

3.3 Mode of Operation

The proposed works, once completed, shall not affect the ongoing operations of the site.

3.4 Hours of Operation

The proposal will not affect existing operating hours and no adjustment to the approved trading hours is required as part of this application.

3.5 Stormwater Drainage

No changes are proposed to stormwater drainage detention and discharge requirements as part of this application.

No changes are proposed to other waste water and stormwater arrangements that currently exist on the site. No additional hardstand or impermeable is proposed as part of this application

3.6 Pedestrian Movement

Pedestrian access shall not be modified as part of this proposal.

3.7 Parking, Loading, Access, On Site Manoeuvring

No changes are proposed to the existing site entry/exit arrangements.

This proposal does not affect approved car parking numbers. Manoeuvring zone in & out of car parking spaces opposite the front of the building has been reduced, but still complies with Australian Standard requirements for Manoeuvring requirements.

No changes are proposed to driveway pavements or grading.

3.8 Landscaping

No landscaped areas are affected by this modification, as the proposed extension is over the approved podium slab.

3.9 Signage

There are no changes to approved site signage are proposed as part of this application

3.10 Waste Management

There are no changes to approved waste management arrangements as part of this application.

3.11 Noise

Once completed, the proposal should not detrimentally affect the noise levels of the site compared with the current situation.

3.12 Overshadowing

The proposal should have negligible impact on the surrounds in relation to overshadowing.

3.13 Erosion/Sediment Controls

There are no changes to approved erosion/sediment controls as part of this application.

4 SPECIFIC CONTROLS

Below are itemised relevant matters from the nominated Specific Controls for Development under Penrith City Council Development Control Plan 2010 D4 - Industrial Development

4.1 Setbacks

The minimum required building setback for lots facing Old Bathurst Road is 15.0m in accordance with Table D4.1: Building Setbacks for Industrial Development in Penrith City Council's DCP 2010 D4.

The proposed works as part of this application includes a front boundary setback to Old Bathurst Road of 23.355, hence complying with Council's minimum requirements.

4.2 Building Height, Bulk and Scale

The proposed alterations will not alter the overall height previously approved, and will not significantly alter the bulk or scale of the development.

Building Height

The overall building height will remain at 7.54m as per the approved DA 13/0604 dated 27 February 2014. No increase in building height is proposed.

Site Coverage

There is an increase of 95sq.m to the overall site coverage. This will have minimal impact on the functionality of the site, with only the manoeuvring zone in and out of the parking spaces facing Old Bathurst Road being reduced to suit the new building layout.

CONCLUSION

The proposed alterations to the previously approved building should be seen as suitable for the location and use of the site and should not create adverse environmental effects.

The proposal improves an existing successful business within the area, increasing storage facilities for the patrons.

The previously approved streetscape will not be impacted by the building alterations proposed with this application.

Therefore, we request that Penrith City Council grant Development Approval for the subject application in its entirety.