



# TUESDAY PROJECTS

## TOWN PLANNING



## Statement of Environmental Effects

11 Haines Avenue, Carlingford

*“External alterations and additions to Murray Farm Scout Hall”*

02 August 2021

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## PROJECT DETAILS

Client:	Nimbus Architecture and Heritage
Subject land:	11 Haines Avenue, Carlingford
Lot Description:	Lot 32 in DP 250279
Proposed development:	External alterations and additions to Murray Farm Scout Hall.

### The report is prepared by

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Specialist Town Planner  
**Master of Urbanism (Urban and Regional Planning) (USYD)**  
**Bachelor of Architecture and Environments (USYD)**  
**Planning Institute of Australia (Assoc.)**



I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Emma Rogerson

Signed: 02 August 2021

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Nimbus Architecture and Heritage to accompany a Development Application (DA) to City of Parramatta Council for external alterations and additions to Murray Farm Scout Hall at 11 Haines Avenue, Carlingford.

More specifically, the proposed development comprises of the:

- **Demolition** of the existing entry landing, concrete pathway, timber posts and rail, entry steps, and concrete footpath;
- **Strip and repainting** of upper coloured paint system of the two external flat posts and topcoat of external doors to the existing electrical cupboard;
- **Regrading** of external topography to accommodate fall to align with the new concrete spoon drain;
- **Construction** of new steel framed walkways, steel framed ramp, concrete landing, concrete spoon drain and 9 parking bays.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

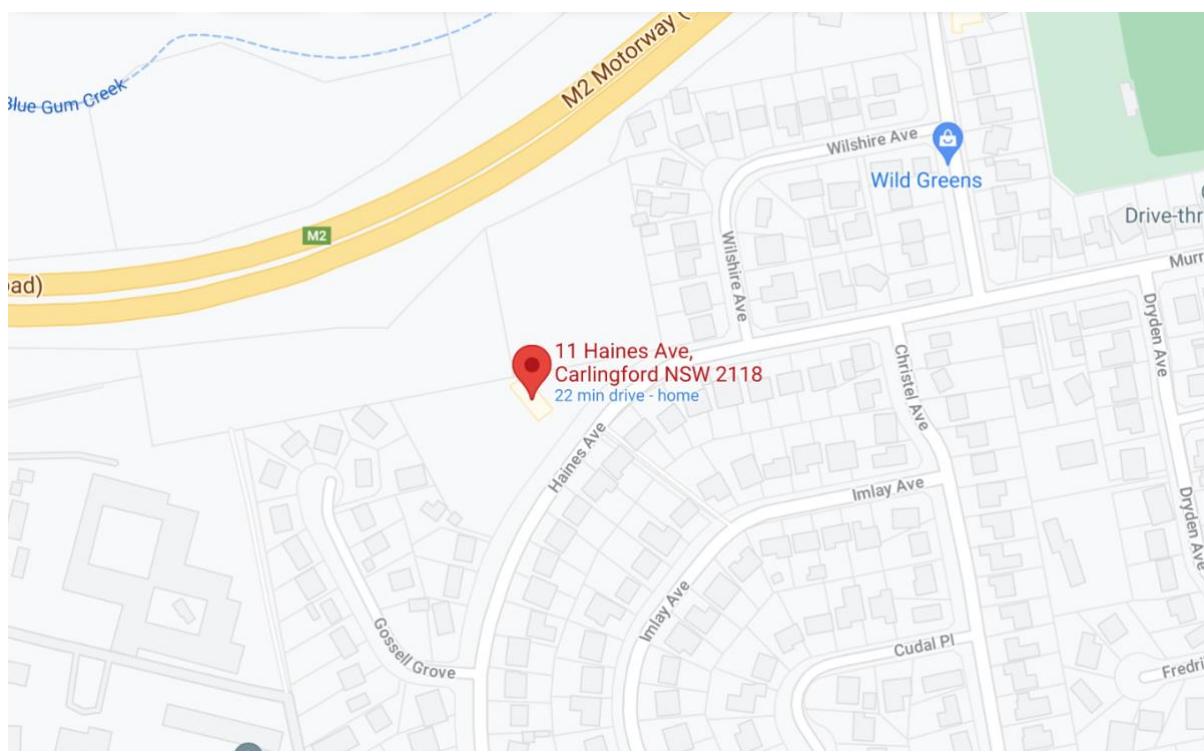
This Statement has been prepared in reference to the following:

Document	Author	Date
Access Compliance Statement	Purely Access	13 May 2021
Architectural Plans	Nimbus Architecture and Heritage	August 2021
Bushfire Assessment Report	Bushfire Management Consultants	19 July 2021
Finishes Schedule	Nimbus Architecture and Heritage	31 May 2021
Structural Documentation	Maj Consulting	03 June 2021
Site Survey	Sureline Geomatics	19 March 2021

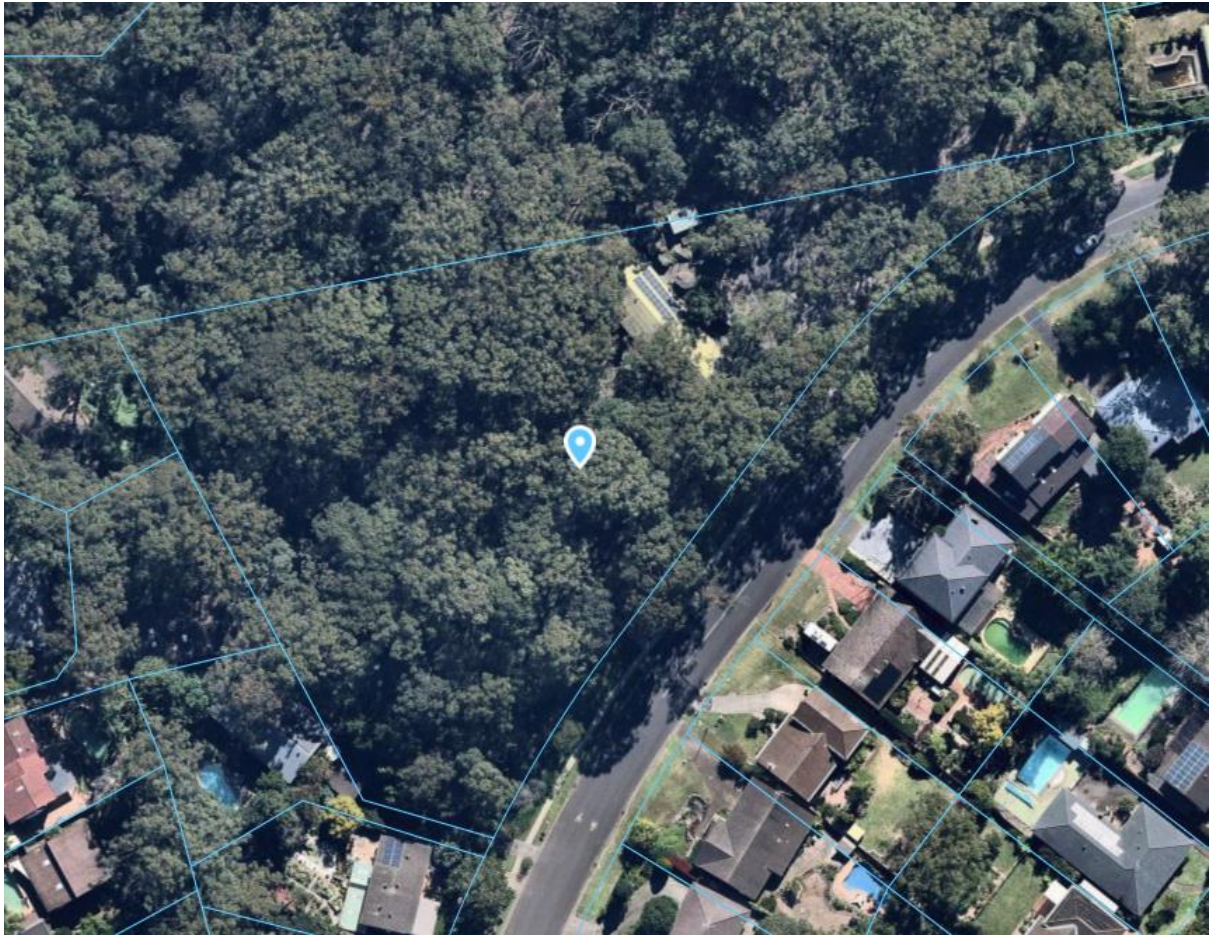
## 2.0 SITE ANALYSIS & CONTEXT

### 2.1 The Site

The site is located at 11 Haines Avenue, Carlingford and is legally described Lot 32 in Deposited Plan 250279. The site is located on the north-western side of Haines Avenue, between Gossell Grove and Wilshire Avenue.



**Figure 1** – Site locality map (Google Maps, July 2021)



**Figure 2** – Aerial map (Near Maps, June 2021)

The site is irregular with a total area of 8,673 square metres by survey calculation, with a 160 metre street frontage to Haines Avenue. The northern boundary measures 17.79 metres and the western boundary measures 95 metres.

The site currently contains a single storey brick Scout Hall building. The majority of the site is landscaped with mature plantings, shrubs and grass. Vehicular access is available from Haines Avenue via a driveway located to the west of the site.

The land is zoned RE1: Public Recreation under the provisions of Parramatta (former The Hills) Local Environmental Plan 2012 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



**Figure 3** – Existing Scout Hall building on site (Halls for Hire)



**Figure 4** – Subject site viewed from Haines Avenue in a westerly direction (Google Maps, 2020)



**Figure 5** – Subject site viewed from Haines Avenue in a northerly direction (Google Maps, 2020)



**Figure 6** – Subject site viewed from Haines Avenue in a north-easterly direction (Google Maps, 2020)



**Figure 7** – R2 Low Density Residential development across from the development site (Google Maps, 2020)

## 2.2 The Locality

The site is located within the local residential area of Carlingford. The locality comprises predominantly of residential development of buildings heights typically of one to two storeys.

As per figures 4, 5 and 6, the development site and its immediate surrounds are characterised by mature trees and heavy landscaping. Figure 7 depicts the low density residential development located outside of the site.

## 2.3 Development History

A search on Council's DA Tracker returned no results for development applications associated with the site.

# 3.0 THE PROPOSAL

## 3.1 Overview

The Development Application proposes external alterations and additions to Murray Farm Scout Hall at 11 Haines Avenue, Carlingford. More specifically, the proposed development comprises of the:

- **Demolition** of the existing entry landing, concrete pathway, timber posts and rail, entry steps, and concrete footpath;
- **Strip and repainting** of upper coloured paint system of the two external flat posts and topcoat of external doors to the existing electrical cupboard;
- **Regrading** of external topography to accommodate fall to align with the new concrete spoon drain;
- **Construction** of new steel framed walkways, steel framed ramp, concrete landing, concrete spoon drain and 9 parking bays.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design of the new external works utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality. The proposal allows the built works on site to remain largely screened from view from Haines Avenue, retaining the dense tree canopy situated on site.

Please refer to plans prepared by Nimbus Architecture and Heritage.

### 3.2 Plan of Management

The operations of the existing Scout Hall on site are to remain the same, with no land use or management changes proposed under this Development Application.

## 4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

### 4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- Parramatta (former The Hills) Local Environmental Plan 2012
- The Hills Development Control Plan 2012

The primary statutory document that relates to the subject site and the proposed development is Parramatta (former The Hills) Local Environmental Plan 2012. The primary non-statutory plan relating to the subject site and the proposed development is The Hills Development Control Plan 2012.

#### 4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for community purposes. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

#### 4.1.2 State Environmental Planning Policy No 64—Advertising and Signage

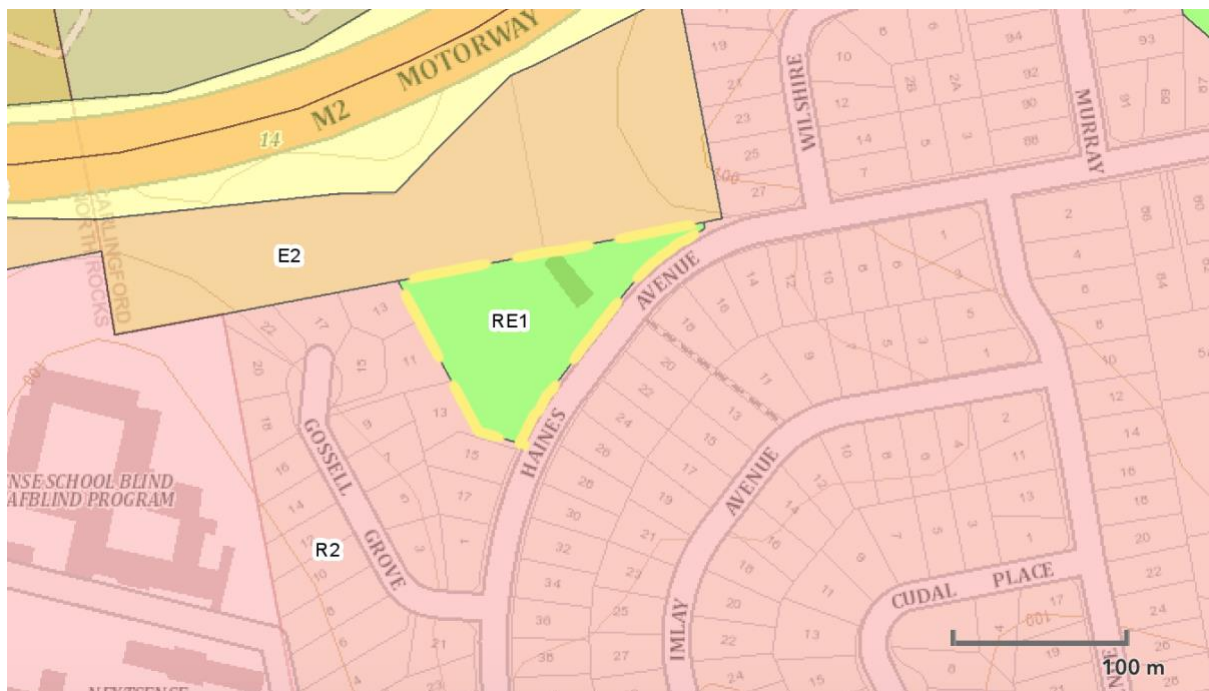
This Policy applies for works involving changes to external signage and advertisement. As no such works are proposed under this Development Application no further consideration is required.

#### 4.1.3 Parramatta (former The Hills) Local Environmental Plan 2012

The development complies with the provisions of Parramatta (former The Hills) Local Environmental Plan 2012 (LEP 2012).

#### Zoning and permissibility

The site is located in Zone RE1: Public Recreation.



**Figure 8** – Land Zoning Map (NSW Planning Portal)

The development is identified to be alterations and additions to a *community facility*, which is permitted with consent in the RE1: Public Recreation zone.

The objectives of the zone are:

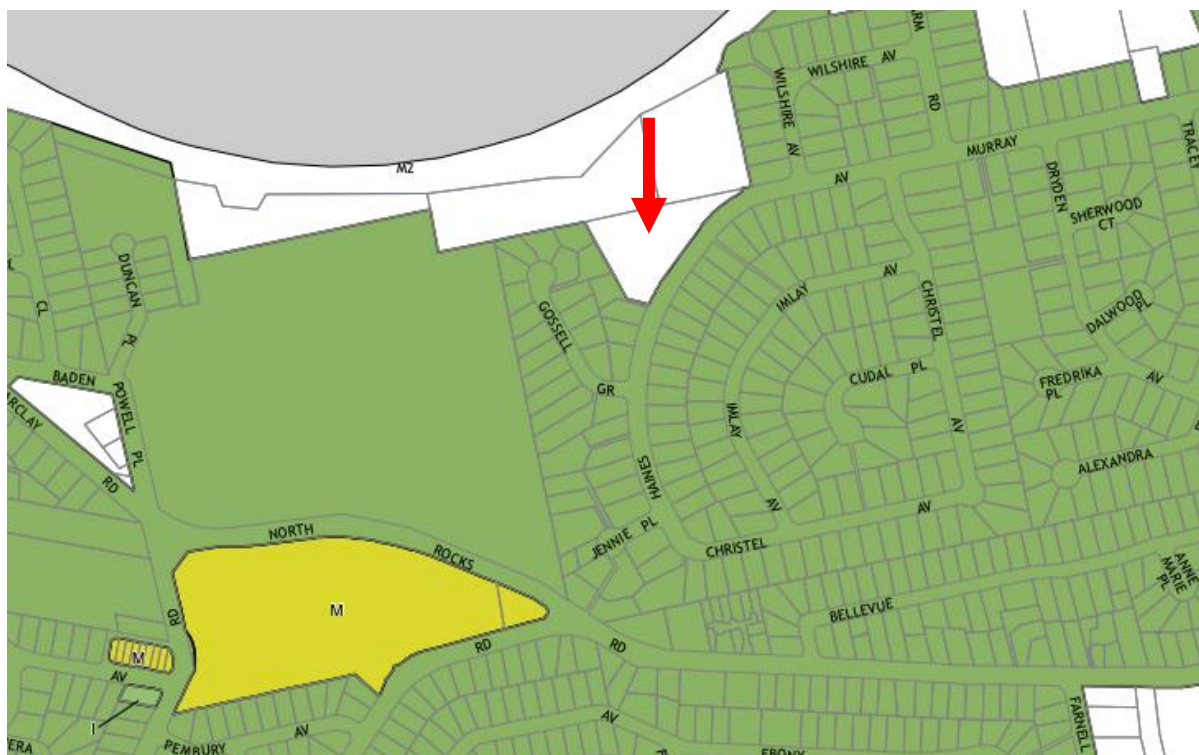
- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposed development will improve the amenity of the existing Scout Hall without altering its existing approved use. Existing access to the Scout Hall is poor, with narrow and windy pathways that do not facilitate easy movement for groups, persons with a wheelchair, or persons with a pram. The proposal will upgrade the entry facilities, improving overall accessibility and stormwater drainage for the site. The reasonable nature of the works prevents the overall building form from changing, and retains existing surrounding landscaping which provides the site with its valuable bushland setting.

The works proposed under this Development Application meet the objectives of the RE1 zone as they enable the safe and efficient use of the community facilities for persons of all abilities without impacting on the natural environment or preventing a range of recreational activities being undertaken on site in the future.

#### **Clause 4.3 Height of buildings**

The LEP Height of Building Map does not stipulate a Maximum height of Building for the subject site. The existing height of the Scout Hall currently on site is not being altered by this proposal, with all new external works located well below the maximum height currently approved.



**Figure 9** – Maximum Height of Building Map (NSW Planning Portal)

#### Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map does not stipulate a maximum floor space ratio for the subject site. Furthermore, the proposal does not include the decrease or increase of existing gross floor area.

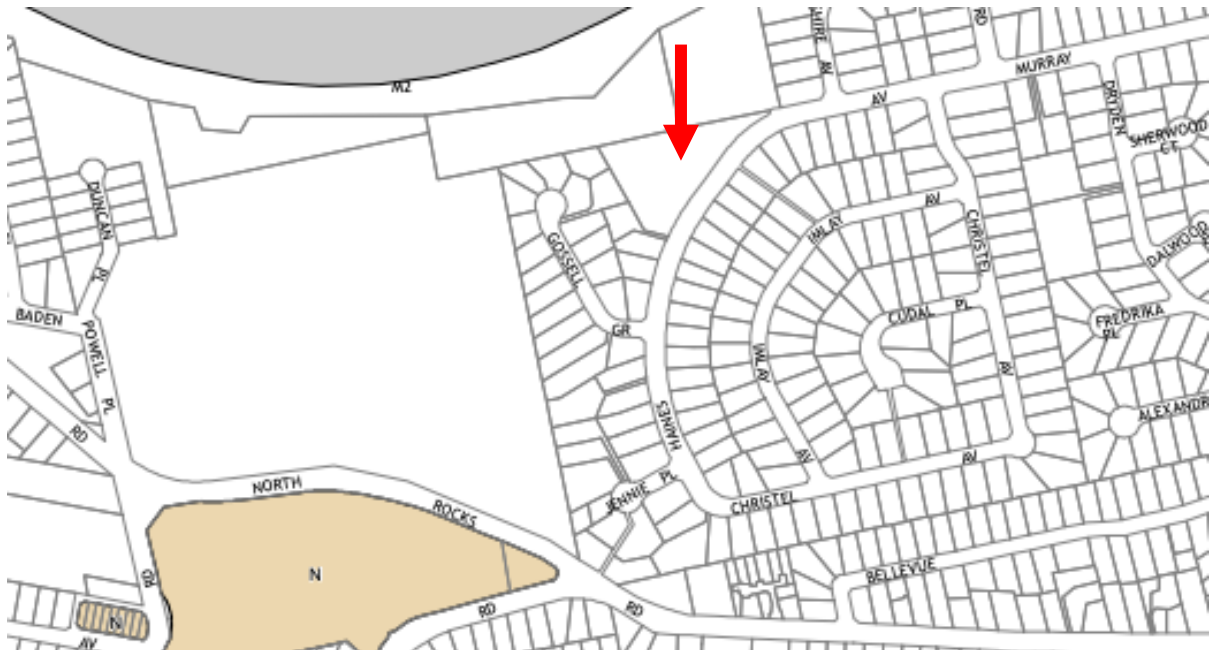


Figure 10 – Floor Space Ratio Map (NSW Planning Portal)

#### Clause 5.10 Heritage Conservation

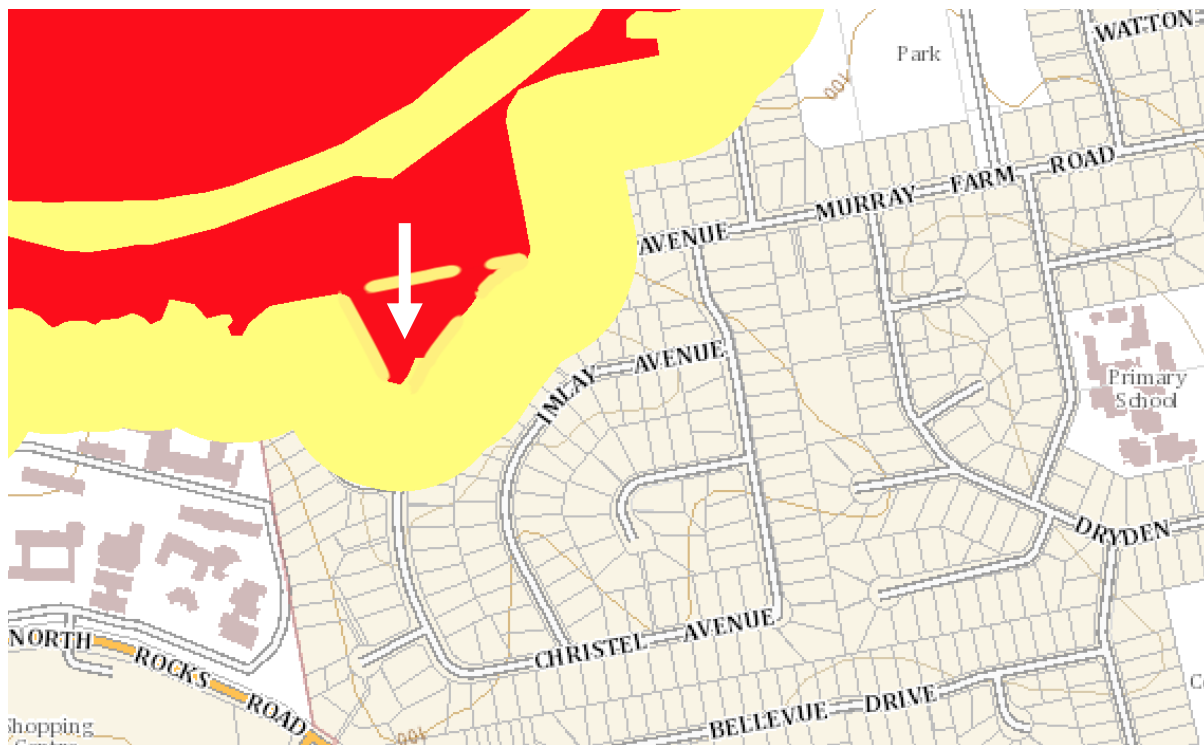
The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 11 – Heritage Map (NSW Planning Portal)

## Bushfire

The subject site is identified to be marked with the following two categories on the Bushfire Prone Land Map: Vegetation Buffer and Vegetation Category 1. As such, a Bushfire Assessment Report has been submitted alongside this Development Application.



**Figure 12** – Bushfire Prone Land Map (NSW Planning Portal)

### 4.1.4 The Hills Development Control Plan 2012

The Hills Development Control Plan 2012 applies to the area which Parramatta (former The Hills) Local Environment Plan 2012 applies. The development achieves a high level of compliance with the provisions of The Hills Development Control Plan 2012.

Control	Comment	Compliance	
PART C – GENERAL DEVELOPMENT			
SECTION 1 – PARKING			
2.1 General Parking Requirements			
2.1.1 General			
a	Number of required parking spaces and associated conditions must be provided in accordance with Table 1. Any part spaces must be rounded up to the nearest whole number.	The subject table does not contain the community facility land use. The proposal is not considered to decrease the number of on-site parking spaces from that of the existing, so given the retention of gross floor area and land use, the 9	N/A

Control		Comment	Compliance
		spaces proposed are considered appropriate.	
j	Access arrangements in bush fire prone areas shall be in accordance with Planning for Bushfire Protection 2006.	Refer to Bushfire Assessment Report.	Yes
<b>2.1.4 Remodelling or alterations to existing premises</b>			
a	If the development does not result in increased floor space and the use of the building is not significantly changed, then additional parking provisions may not be required.	The proposal does not result in change of gross floor area and the existing community facility use is being retained.	Yes
<b>2.2 Parking for Disabled Persons and Parents with Prams</b>			
a	A proportion of the total parking spaces required shall be provided for disabled persons in accordance with Table 2.  Table 2 requires 3% of on-site parking spaces for community land uses.	The proposal provides 9 on-site parking spaces, one (11%) of which is identified as a space for disabled persons.	Yes
b	A continuous, accessible path of travel in accordance with AS 1428.1 shall be provided between each parking space and an accessible entrance to the building or to a wheelchair accessible lift.	The new access ramp located on the south-western side of the building is accessible from the identified parking spot for disabled persons.	Yes
d	Parking spaces for disabled persons and parents with prams should:- <ul style="list-style-type: none"> <li>- have minimum 3.2 metres x 5.4 metres dimensions for each designated parking space;</li> <li>- be provided adjacent to an accessible entrance or a wheelchair accessible lift;</li> <li>- be signposted and identified for the nominated parking use;</li> <li>- have a clearance height of 2.5 metres from floor level; and</li> <li>- provide a level area with a gradient less than 1:40.</li> </ul>	The designated outdoor, uncovered parking space for disabled persons measures achieves the minimum required 3.2m x 5.4m dimensions in conjunction with the directly adjoining shared access space.  The designated space is uncovered so has an unlimited clearance height, and has a gradient of less than 1:40.	Yes
f	Set down areas should be level with a gradient less than 1:40, have adequate circulation space and be located away from traffic flow. Adjacent kerb ramps should be provided to allow access to a footpath, building entrance or a wheelchair accessible lift.	The designated space has a gradient of less than 1:40. An access ramp is located on site under the proposal which provides for continuous, unobstructed wheelchair/pram/ walking-aid access.	Yes
<b>2.7 Car Park Design and Layout</b>			
<b>2.7.1. General</b>			

Control		Comment	Compliance
a	The layout of the car park should facilitate ease of access and egress of vehicles through the parking area at all times without congestion.	The proposed parking space are located in the same area on site where the current ones are. The proposal will therefore continue to successfully use the established vehicle manoeuvring patterns proven to work for the site.	Yes
b	For all development other than single dwelling houses and dual occupancies, vehicles must enter and exit the site in a forward direction.	The vehicular parking area is large enough to provide for adequate on-site turning, allowing vehicles to enter and exit in a forward direction with the existing vehicle crossing and driveway.	Yes

#### 2.7.2 Parking Dimensions

a	The minimum car parking dimensions required for right angle parking shall be provided in accordance with Table 4.  Table 4 indicates that parking for people with disabilities must measure 3.2m x 5.4m.	The designated outdoor, uncovered parking space for disabled persons measures 2..4m x 5.4m, however, can use the vacant space to its north to achieve the additional 0.8m width required when needed.	Yes
d	All parking spaces shall be designed to ensure they can be accessed by a maximum 3 point combined manoeuvre.	The vehicular parking area is large enough to provide for adequate on-site 3-point turning, allowing vehicles to enter and exit in a forward direction with the existing vehicle crossing and driveway.	

#### 2.7.2 Pedestrian Circulation and Safety

a	Parking areas should be designed so that pedestrian entrances and exits are separate from vehicle entrances and exits.	The site retains the current driveway and vehicle crossing, which combines pedestrian and vehicle entry.  However, the nature of the Scout Hall use means that most users visit by car rather than walk, resulting in very few if any pedestrians walking near the existing driveway at any time.	Acceptable upon merit – as per existing
b	Safe crossing points through to or leading to entrances must have adequate sight distance and must be provided with appropriate directional signs and indicative pavement markings.	There is excellent visibility near the driveway, and there have been no known issues with pedestrian and vehicle conflict on this site to date, providing no reason to require separate access ways at this stage.	Yes

#### 2.7.4 Drainage

Control		Comment	Compliance
a	All car parking areas are to provide adequate drainage of surface water to prevent flooding of adjoining properties.	New concrete spoon drainage is proposed on site.	Yes
2.7.5 Lighting and Ventilation			
a	Covered or enclosed car parks must have adequate lighting and ventilation, preferably by natural means.	The proposed parking area is exposed.	N/A
2.8 Landscaping			
b	Outdoor parking areas are to be screened by a minimum of two metre wide landscaping strips. Such landscaping is to be of a mature and dense nature and be designed according to Part C Section 3 – Landscaping of this DCP.	The existing thick screening along the Hanes Avenue frontage is proposed for retention, ensuring that the parking area remains adequately hidden from obvious view.	Yes
c	Driveways are to be screened by a minimum of two metre wide landscaping strip on either side.		Yes
SECTION 3 – LANDSCAPING			
3.2 General Planning and Design Controls			
a	The landscaping of any site should have regard to the natural environment of the location and be consistent with landscaping character of the area.	The proposal does not increase the building footprint, nor result in the removal of any noticeable landscaping of value. The landscaped character is considered to be completely protected by the proposal.	Yes

## 4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

### Impacts on Natural and Built Environment

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The reasonable scale and skilful location of the proposed external changes ensures that surrounding mature landscaping is impacted as little as possible.

The minor scale of works and retention of the existing building bulk renders the impact on neighbouring properties and the public domain negligible in terms of access to sunlight, visual and acoustic privacy, visual bulk and views/vistas. The proposal will be largely indiscernible when viewed from the street as heavy vegetation will continue to screen the built form.

### **Social and Economic Impacts**

The development increases the amenity of the property with the increased accessibility and high quality materiality of new entry and access ways. The development will thus also upgrade the presentation of the site to the street, on-site stormwater drainage methods and improve aesthetic quality of the streetscape. The proposal does not engender any negative social or economic outputs.

### **Stormwater Management and Impacts**

A new concrete spoon drain with two new associated infiltration trenches (nominally 2 x 1 x 1m) that facilitate water dispersion will be constructed on site to manage stormwater disposal. The Architectural Drawings dated August 2021 detail these additional drainage components in relation to the existing drainage system.

The reasonable scale of works, retention of existing Scout Hall roof size, and lack of current issues with stormwater drainage on site render the proposal suitable in terms of stormwater impact.

In line with proposals of a similar scope located outside of flood prone land, Council may consider it appropriate for a Design and Installation Certificate by a Hydraulic Contractor to be provided after the Development Application approval stage. The requirement for the engagement of a Hydraulic Engineer for other items such as the design documentation is considered unnecessary given the adequate detail provided within the Architectural Drawings, and the high standard of expertise that Council stormwater engineers have when carrying out their referral.

## **4.3 Suitability of the Site**

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the RE1: Public Recreation zone.

### **4.3.1 Access to Services**

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

### **4.3.2 Parking and Access**

The on-site parking provided complies with the parking requirements as prescribed by The Hills Development Control Plan 2012. It provides a logical and considered approach to the provision of off-street car parking.

### **4.3.3 Hazards**

The site is in an area recognised by Council as being subject to bushfire. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this

instance. Refer to the Bushfire Assessment Report prepared by Bushfire Management Consultants dated 19 July 2021 for further information.

#### **4.4 The Public Interest**

The proposal is considered to be in the public interest as it produces nominal environmental, social and economic impacts. Furthermore, it will upgrade the entry facilities, improving overall accessibility and stormwater drainage for the site. The reasonable nature of the works prevents the overall building form from changing, and retains existing surrounding landscaping which provides the site with a valuable bushland setting.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a development that makes efficient use of space on the site in a prime location that is in high demand for high quality and accessible community facilities. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

### **5.0 CONCLUSION**

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the external alterations and additions at 11 Haines Avenue, Carlingford. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 11 Haines Avenue, Carlingford as described in this application is reasonable and supportable, and worthy of approval by City of Parramatta Council.