

STATEMENT OF ENVIRONMENTAL EFFECTS

688 HENRY LAWSON DRIVE, EAST HILLS

Boatshed with Boat Ramp

16/02/2042

1.0 Introduction and Summary:

This statement has been prepared for Develop One Pty Ltd (owner of the subject site) as part of the supporting documentation for a development application in relation to 688 Henry Lawson Drive, East Hills. The development proposal is for construction of a boatshed, boat ramp and associated landscape works.

The proposed subject site (resulting from subdivision approval - DA-714/2015) is located on the south-western side of Henry Lawson Drive and will front Burbank Avenue once constructed. The proposed subject site is currently a vacant parcel of land being the large rear yard for the existing dwelling fronting Henry Lawson Drive. The subject site falls from Burbank Avenue – RL 15.79 to the Georges River foreshore – RL 1.05 (Top of wall). The subject site contains established trees on the foreshore and these trees will be retained. The trees to be removed to accommodate the proposed dwelling will be replaced by suitable tree species.

2.0 Site and Context

The subject site is currently legally identified as Lot D in Deposited Plan DP336170 known as 688 Henry Lawson Drive, East Hills. This Lot/DP and address will change as a result of the development application (DA-714/2015) recently approved by Council for subdivision and Burbank Avenue link road.

3.0 Development Proposal

The development proposal is for construction of a boatshed, boat ramp and associated landscape works. The architecture plans are provided as apart of this submission.

The development proposal is described as follows:

lower ground floor level (LG01) – A single storey boatshed and boat ramp is proposed at the south-west corner of the site

The boat shed and ramp structures will be finished in a variety of materials and textures including a mix of painted render, timber, aluminium framed windows and doors and frameless glass balustrade.

The application is supported by a Landscape Plan prepared by Conzept Landscape Architects. The landscape plan shows the planting of trees and shrubs (Bechetel Crab Apple, Flowering Pear, Blueberry Ash, Eumundi Quandong NZ Christmas Bush, Sweet Viburnum, Dwarf Lilly Pilly) within the front, rear and side setbacks improving the existing landscaping at site, and softening the appearance of the built form to the streetscape and Georges River. A mix of turfed area, stepping stones (with pebbles and mondo grasses in gaps) will complete the landscaping at site.

4.0 Planning Controls

4.1 Bankstown Local Environmental Plan 2015:

Clause 5.7 Development below mean high water mark applies to this development application noting the proposed boat ramp associated with the boat house is located below the MHWL. Development consent is sought for the proposed boatshed and boat ramp noting similar structures on adjoining properties.

Clause 6.1 Acid Sulphate Soils applies to the subject site. The subject site is identified as containing part Class 2 and Class 5 Acid Sulphate Soils (ASS), relation to the foreshore protection line boundary. The proposed excavation at site is located above the foreshore protection line, and Class 2 ASS, where no lowering of the water table is expected. Therefore an ASS Management Plan is not required in this instance.

Clause 6.3 Flood Planning applies to the subject site. The subject site is identified as containing high and low level flood risk. The proposed development has been designed in accordance with previous Flooding advice received from Bankstown Council in letter dated 4 March 2015 (Ref: WPSIA/240/2015)

Clause 6.5 Limit development of foreshore area applies to the subject site with proposed boatshed and boat ramp located within the foreshore building line. Clause 6.5(2) states:

Development consent must not be granted for development on land in the foreshore area except for the following purposes:

- (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,
- (b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).

The proposed single storey boatshed and boat ramp are permissible pursuant to clause 6.5(2)(b) of the LEP.

Clause 6.5(3) of the LEP contains the following provisions for development within the FBL.

Development consent must not be granted under this clause unless the consent authority is satisfied that:

- (a) the development will contribute to achieving the objectives for the zone in which the land is located, and*
- (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*
- (c) the development will not cause environmental harm such as:*
 - (i) pollution or siltation of the waterway, or*
 - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
 - (iii) an adverse effect on drainage patterns, and*
- (d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*

(e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and

(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and

(g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area—the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and

(h) sea level rise or change of flooding patterns as a result of climate change has been considered.

The proposed boat shed and boat ramp meets the relevant provision based on the following assessment:

- The proposed boat shed and boat ramp are ancillary to the proposed dwelling house and part of the foreshore area on the subject site being compatible with the objectives of the low density residential zone.
- The proposed single storey boat shed is compatible with structures within the foreshore area on adjoining properties.
- The proposed boatshed is located on a cleared area on the subject site and will not result in additional siltation or impact on marine habitable, wetlands, flora and fauna habitats.
- The boat shed and boat ramp will not restrict public access to the foreshore or Georges River.
- The single storey structure and boat ramp will not impact the historical, cultural, social or natural significant of the subject site or foreshore area.
- The boat shed is non-habitable and will not result in an increased flood risk.

4.2 Bankstown Development Control Plan:

Section 14 – Ancillary Developments (Outdoor Structures) contains controls for boatsheds. The provisions are at Part 14.7 – 14.11 of the DCP and the boatshed meets the controls are follows:

- The boatshed has a direct relationship to the Georges River with the opening to the river and access provided by the proposed boat ramp.
- The boatshed will be used for storage-maintenance. This can be addressed by condition.
- The proposed boatshed is a single storey structure.
- The boatshed is 6m in length and 4m width.
- The external materials will be solid materials. Further, the proposed boatshed is compatible with foreshore development in the locality. The following aerial photograph shows similar boatsheds and jetties located on neighbouring sites.



Source: SIX Maps Viewer

5.0 Environmental Assessment

5.1 Planning Instruments

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous section of this report.

The development proposal meets the intent and performance criteria of the development controls contained in the Bankstown DCP with a structure that is compatible in the low density residential locality. The proposal generally meets the density, maximum height and scale planning controls and will not result in unreasonable amenity impacts to adjoining properties.

5.2 Views and Vistas

The proposed structure will not result in a significant loss of views or outlook from the adjoining properties. The views of the Georges River from the adjoining properties 686 and 690 Henry Lawson Drive will be retained.

6.0 Conclusion

For reasons outlined in this Statement of Environmental Effects, it is our opinion that the development application for a boat shed and boat ramp at 688 Henry Lawson Drive, East Hills, should be granted development consent.

- The development proposal includes a boatshed and boat ramp within the foreshore area and these structures are permissible pursuant to clause 6.6(2)(b) of the Bankstown LEP 2015;
- The proposed boat shed is a single storey structure and meets the controls contained in Part 14.7 – 14.11 of the Bankstown DCP,
- There are no site constraints that restrict the proposed boat shed on the subject site.