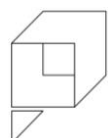


Statement of Environmental Effects


2 St Albans Road, Kingsgrove

Submitted to Canterbury Bankstown Council on behalf of Kingsgrove North High School

March 2023



Document status

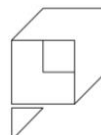
| Revision | Date | Name | Signature |
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| 1 | 23/03/2023 | Daniel Barber, Planning Manager B.Plan (Hons), M.ProDev, CPP MPIA |  |

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Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of Kingsgrove North High School (the Applicant) to accompany a Development Application (DA) for four (4) flood lights to the sports oval at Kingsgrove North High School at 2 St Albans Road, Kingsgrove. Kingsgrove North High School will use the proposed flood lights for after school sports activities during the week between the hours of 5pm to 8pm and between the months of May to August.

The proposed works have an estimated cost of \$116,692.51 (Incl. GST) and development consent is sought in accordance with Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This SEE is structured as follows:

- Section 2 – Site Context: identifies the site and describes the existing development and local and regional context.
- Section 3 – Project History: outlines the approvals history and pre-lodgement discussions with key stakeholders.
- Section 4 – Proposed Development: provides a detailed description of the proposal including the demolition, construction and operational phases.
- Section 5 – Statutory Context: provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and development.
- Section 6 – Assessment of Key Issues: identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- Section 7 - Section 4.15 Assessment: provides an assessment of the proposal against the matters of consideration listed in Section 4.15 of the EP&A Act.
- Section 8 – Conclusion: provides an overview of the development assessment outcomes and recommended determination of the DA.

This SEE is also accompanied by:

- Cost summary report (Appendix A)
- Architectural Plans prepared by Urban Den Architects (Appendix B)
- Clause 4.6 Variation Request prepared by Paro Consulting (Appendix C)



1 Background

1.1 Approval History

On 3 February 2023, DA-115/20223 was submitted to Canterbury Bankstown Council for four flood lights located at the sports oval at Kingsgrove North High School at 2 St Albans Road, Kingsgrove. It is understood a Statement of Environmental Effects has been requested to support this application.

1.2 Preliminary DA Meeting

There have been no preliminary Meeting in relation to the proposal.

1.3 Compliance Order

There have been no compliance orders in relation to the proposal.



2 Site Analysis

The subject site is located at Kingsgrove North High School at 2 St Albans Road, Kingsgrove and is legally described as Lot A/DP408619, 1/DP232015 and 2/DP232015. An aerial map is provided at Figure 1 and photograph of the site at Figure 2 is provided below.

The site is located within the Canterbury Bankstown Local Government Area (LGA). The oval is located to the south of St Albans Road with an 118m from to St Albans and approximate combined site area of 13,681m². The site is generally surrounded by light industrial uses, however there is low density residential development located adjacent to the site to the north of Albans Road. The land falls 3m from St Albans Road to the Oval.



Figure 1. Aerial Map (Source: UrbanDen)



Figure 2. Photograph of the Oval



3 The Proposal

3.1 Overview

The development application seeks approval for installation four (4) flood lights at the Sport Oval at Kingsgrove North High School. The proposed flood lights have a height of 17.8m and separated by 35m.

A set of architectural drawings has been prepared by Urban Den and is attached as Appendix B. A reduced sized extract of the site plan and elevation is provided below.



Figure 3. Site Plan (Source: UrbanDen)

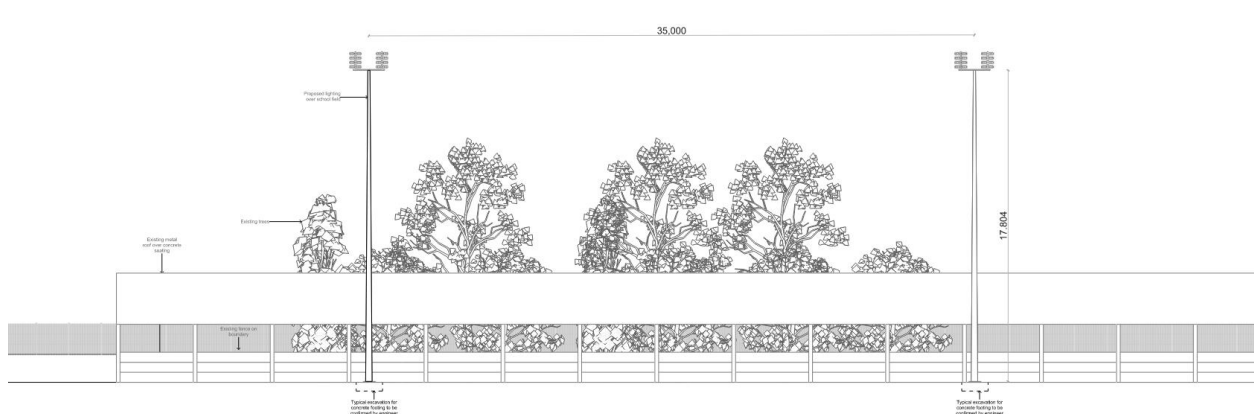


Figure 4. Elevation of proposed flood lights.

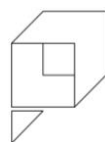




Figure 5. Example of proposed flood lights.

3.2 Operational Details

Kingsgrove North High School will use the new four (4) flood lights for school and sports activities during the week between 5pm to 8pm between the months of May to August. The purpose of the flood lights is to enable after school sports to be provided adequate light during the winter months when daylight is limited.



4 Environmental Planning Assessment

4.1 Relevant Planning Framework

Under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), in determining a development application, a consent authority is to take into consideration the relevant matters identified in the table below.

Table 1. EP&A Act 1979 - Section 4.15 Assessment

| Clause | Assessment |
|---|---|
| <i>1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application: (a) the provisions of:</i> | |
| <i>i) any environmental planning instrument</i> | An assessment has been provided against SEPP (Transport and Infrastructure) 2021, SEPP (Resilience and Hazards) 2021, Canterbury LEP and Canterbury DCP. |
| <i>ii) any draft environmental planning instrument that is or had been placed on public exhibition and details of which have been notified to the consent authority, and</i> | Not applicable as no draft environmental planning instruments are applicable to the assessment of this proposal. |
| <i>iii) any development control plan</i> | The proposal has been considered against the provisions of the Canterbury DCP in this SEE. |
| <i>(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and</i> | The DA is not subject to a planning agreement. |
| <i>iv) any matters prescribed by the regulations that applied to the land to which the development relates</i> | The proposal is considered compliant against Clause 92 of the Environmental Planning and Assessment Regulation 2021. |
| <i>v) any coastal zone management plan (with the meaning of the Coastal Protection Act 1979)</i> | There are no coastal zone management plans relevant to the application. |
| <i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i> | The proposal will not result in any adverse amenity impacts upon any adjoining properties, will have a suitable streetscape presentation, and protect the landscape setting of the site. The proposal will not result in any adverse social or economic impacts on the locality. |
| <i>(c) the suitability of the site for the development,</i> | The land is appropriately zoned to permit the development and the development meets the objectives of the zone and the Canterbury LEP 2012. |
| <i>(d) any submissions made in accordance with this Act or the regulations,</i> | It is envisaged that any submissions made in relation to the proposal will be appropriately assessed by Council. |
| <i>(e) the public interest.</i> | <p>The construction and operation of the proposed development is considered in the public interest for the following reasons:</p> <ul style="list-style-type: none"> • The proposal does not generate adverse environmental impacts or impact the amenity of the any nearby properties or the public domain. • The replacement of the scoreboard would assist in ensuring the continued functionality of the sports Oval during winter by upgrading it to modern standards with lighting. |



| | |
|--|--|
| | <ul style="list-style-type: none"> The proposed lighting for the sports oval would benefit the broader community by extending the hours of use of the oval. |
|--|--|

4.2 State Environmental Planning Instruments

An assessment is provided in the below section of the SEE against the relevant state environmental planning instruments which apply to the site.

4.2.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) provides the legislative planning framework for the effective delivery of educational establishments and early education and care facilities across the State. Part 3.4 of the SEPP seeks to simplify planning approval pathways for schools by enabling development for the purpose of a school to be carried out by any person with development consent on land in a prescribed zone (Clause 3.36). SP2 (Educational Establishment) is considered a prescribed zone for the purposes of the Transport and Infrastructure SEPP (Clause 3.34) and development for the purpose of a school is therefore permissible with consent on the site.

4.2.2 SEPP (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) requires a consent authority to consider whether the land is contaminated and if it is suitable for its proposed use, after remediation has been completed, if required. The proposal does not seek to change the use of the Oval and includes minor excavation in association with the footings for the proposed floodlights. A Phase 1 Preliminary Site Investigation (PSI) is not considered necessary in the instance.

4.3 Canterbury LEP 2012

The application has been assessed against the relevant clauses of the Canterbury Local Environmental Plan 2012 (Canterbury LEP 2012) contained in the table below.

Table 2. Canterbury LEP 2012 Assessment

| Zoning, clauses and standards | Comment | Comply |
|---|---|--------|
| Part 1 Preliminary | | |
| 1.2 Aims of the plan | The proposal does not contravene the aims of the plan. | Yes |
| Part 2 Permitted or prohibited development | | |
| R3 Medium Density Residential Zoning | The proposal does not seek to change the use of the site. The site is zoned R3 Medium Density Residential zone, which is a prescribed zone for the purposes of the Transport and Infrastructure SEPP and permits the development of a school with consent. The proposal also remains consistent with the zone objectives. | Yes |



| | | |
|---|---|-----|
| Zoning Objectives <ul style="list-style-type: none"> • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. | The proposed use of the lighting to the oval support the recreational needs of nearby residents in the R3 Medium Density Residential land use zone. | Yes |
| Part 4 Principal Development Standards | | |
| 4.3 Height of Buildings - 8.5m | 18.9m | No |
| 4.4 Floor Space Ratio - 0.5:1 | No change | N/A |
| 4.6 Exceptions to development standards | Please refer to the Clause 4.6 Variation Request included with the DA. | Yes |
| Part 5 Miscellaneous provisions | | |
| 5.10 Heritage conservation | The site is not identified as a heritage item or located within a heritage conservation area. | Yes |
| Part 6 Additional local provisions | | |
| 6.1 Acid Sulfate Soils | The subject site is not identified as containing acid sulfate soils. | Yes |
| 6.2 Earthworks Part 6.2(1) requires Council to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. | The proposal does not include any substantial earthworks and is considered acceptable with regard to Part 6.2 of the Canterbury LEP 2012. | Yes |
| Clause 6.3 Flood Planning The site is not located as Flood Planning Area. | No further works are required for flooding purposes. | Yes |

4.4 Canterbury DCP 2013

An assessment of the proposal is provided against the relevant objectives, provisions and controls of the Canterbury Development Control Plan 2013 (Canterbury DCP 2013). The proposal does not include any non-compliances in relation to the Canterbury DCP 2013.



5 Environmental Assessment

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under S4.15(1)(b) to (e) of the EP&A Act 1979.

5.1 Built form and visual impact

The proposed flood lights will be located to an existing sports oval. The proposed flood lights has a simple design and slender and will not detract from the streetscape or school setting. The proposed flood lights are located well within the school grounds and not located near any immediate residential receivers, being at least 40m from any surrounding residences. In summary, the proposed flood lights will have minimal visual impacts.

5.2 Construction

The flood lights will be erected on the site by a significant crane. A construction management plan can be prepared and submitted as part of a requirement of the conditions of consent to ensure safe construction management practices.

6 Conclusion

The proposed four flood lights to Kingsgrove North High School Oval has been assessed in accordance with Section 4.15 of the EP&A Act and is considered appropriate for the site and the locality:

- The proposal satisfies the applicable planning controls and policies: The proposed lights are ancillary development to the existing operation of the site as an outdoor recreation area for use of an educational establishment and is therefore permitted in the R3 Medium Density Residential land use zone.
- The proposal will not result in any adverse environmental impacts: The proposed lighting is located well within the school grounds and not located near any immediate residential receivers. The lower level and the buffer of trees along the northern school boundary will block light coming from the flood lights.
- The proposal will result in positive social and economic impacts: the proposed flood lights will enable students to play sport during winter after school when traditionally there would not be sufficient lighting
- The proposal is highly suitable for the site: the proposal is permitted within the R3 Medium Density Residential zone, which is a prescribed zone for the purposes of the Transport and Infrastructure SEPP and permits the development of a school with consent. The proposal also remains consistent with the zone objectives.
- The proposal is in the public interest: the proposal is in the public interest as it has been designed to make a positive contribution to the overall built form of the site, having regard to topography and context. The proposed built form is sympathetic to the character of the site and given its location within the school campus does not result in any negative environmental impacts on neighbouring properties.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

