

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**39-41 Chertsey Avenue, Bankstown NSW 2200**

**S4.55 AMENDMENTS TO DA-1013-2015**

**FOR THE APPROVED DEVELOPMENT APPLICATION OF A  
RESIDENTIAL FLAT BUILDING AND BASEMENT CAR PARKING  
UNDER STATE ENVIRONMENTAL PLANNING POLICY  
(AFFORDABLE RENTAL HOUSING) 2009**

**04 FEBURARY 2025**

**SUBMITTED TO**

**CANTERBURY-BANKSTOWN COUNCIL**

**PREPARED FOR**

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The main purpose of this Statement of Environmental Effects (SEE) is to seek approval for the amendment of the Affordable Housing Rental Calculations as part of the approved Development Application (DA 1013/2015) in which it was granted.

This document is to be read in conjunction with:

- Notice of Determination of Development Application No. 1013/2015
- Architectural Plan prepared by Ghazi Al Ali Architect – Drawing No. A1055 Issue A

## 1. Description of Site

The subject site is Lot 145 in DP 5675 and Lot 144 in DP 663211, know as 39-41 Chertsey Avenue, Bankstown NSW, 2200 (the Site).

The site is regular in shape and has a primary frontage to Chertsey Avenue is 40.241 metres, its northern (rear) boundary is 40.241 metres, and the eastern and western (side) boundaries are 47.241 metres. The total site area is 1901.4m<sup>2</sup>

Adjoining the site on the north-west boundary is a 9-storey mixed-use development comprising of a residential flat building and commercial/retail on the ground floor.



Figure 1: The Site (39-41 Chertsey Avenue, Bankstown)



## 2. Background Information of Approvals and Submissions to Council

The Development Application was approved by Canterbury-Bankstown Council on the 11<sup>th</sup> of August 2016 (Sydney West Joint Regional Planning Panel)

The Development Application was approved for:

*'Demolition of existing structures, lot consolidation and construction of a four storey residential flat building comprising of thirty-eight (38) units and basement carparking under the State Environmental Planning Policy (Affordable Rental Housing) 2009'*

## 3. Description of Modification

The Section 4.55 modification is seeking to modify the Development Consent No. DA 1013/2015 as below:

1. Re-allocation of Affordable Rental Housing (ARH) Units and calculations for the development.
2. Change of Unit balconies from solid balustrades to glass balustrades
3. Change of external face brick finish to render and paint finish
4. Removal of external Alucobond products and replaced with non-combustible aluminium panels.

### Amendments:

1. Re-allocation of Affordable Rental Housing (ARH) Units and calculations for the development.
  - Removal of Units from the ARH Allocations
    - Unit G01, Unit 103, Unit 106, Unit 108, Unit 302 & Unit 303
  - Addition of Units to the ARH Allocations
    - Unit G07, Unit 109, Unit 201, Unit 204, Unit 207 & Unit 209

In accordance with the Development Approval for Gross Floor Area (GFA) and Floor Space Ratio (FSR) Calculation, a bonus of 0.5 Affordable Rental Housing (ARH) units has been applied to the development consent. The development must provide the minimum GFA allocation of 1,420.98m<sup>2</sup> (50% of the Approved GFA: 2,841.96m<sup>2</sup>).

The proposal is to re-allocate the ARH units while ensuring compliance with the minimum requirements as per the Development Approval (DA)-approved Gross Floor Area (GFA) of 1,458.95m<sup>2</sup>, which aligns with the S4.55 proposed ARH allocation of 1,460.94m<sup>2</sup>. This results in an excess of 39.96m<sup>2</sup> than the minimum ARH required for the development.

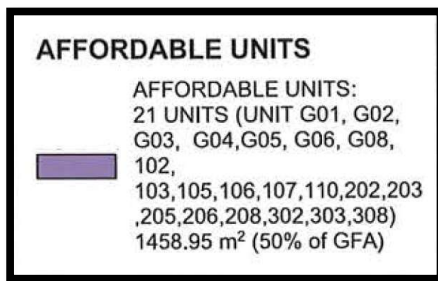


Figure 2: DA ARH Calculations

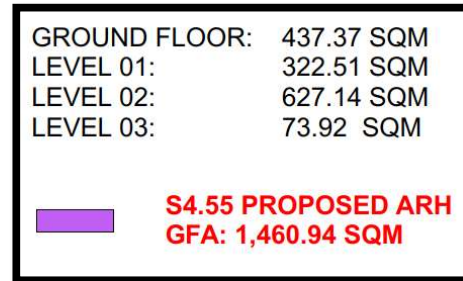


Figure 3: S4.55 ARH Calculations

## 2. Change of Unit balcony from solid balustrades to glass balustrades

The proposal seeks to remove the solid balcony balustrades on the south elevation of the development, thereby providing a consistent façade feature that aligns with the modern appearance and characteristics of both the development and other surrounding modern buildings in the area.

The proposed change is minor in nature and adheres to the Canterbury-Bankstown Council Development Control Plan (DCP) 2023 Section 8 objectives of minimising blank walls, visual bulk, and ensuring access to sunlight, as well as contributing to a high-quality streetscape and amenity.

The overall change will have minimal adverse impact on the streetscape character and the overall appearance of the development.

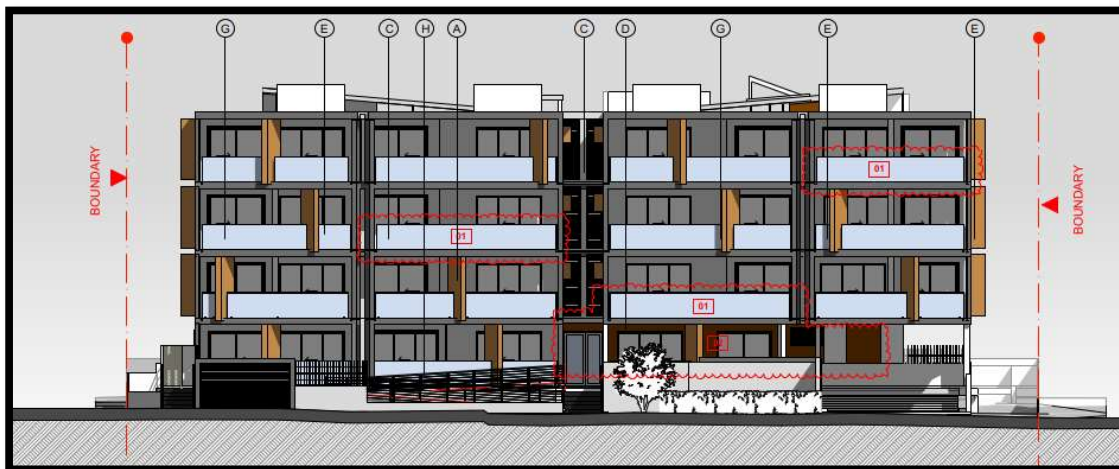


Figure 4: South Elevation – Streetscape View (Front)

### 3. Change of external face brick finish to render and paint finish

The proposal seeks to replace the DA-approved face brick external wall finish with a rendered paint finish to enhance the building's overall consistency, and constructability

The proposal intends to retain the brown or similarly coloured finish to the exterior in the locations where it will replace the brick finish, ensuring minimal adverse impact on the building's overall appearance, neighbouring properties, and the streetscape view.

The amendments align with the intent and objectives set out in the Canterbury-Bankstown Council Development Control Plan (DCP) 2023 Section 8.

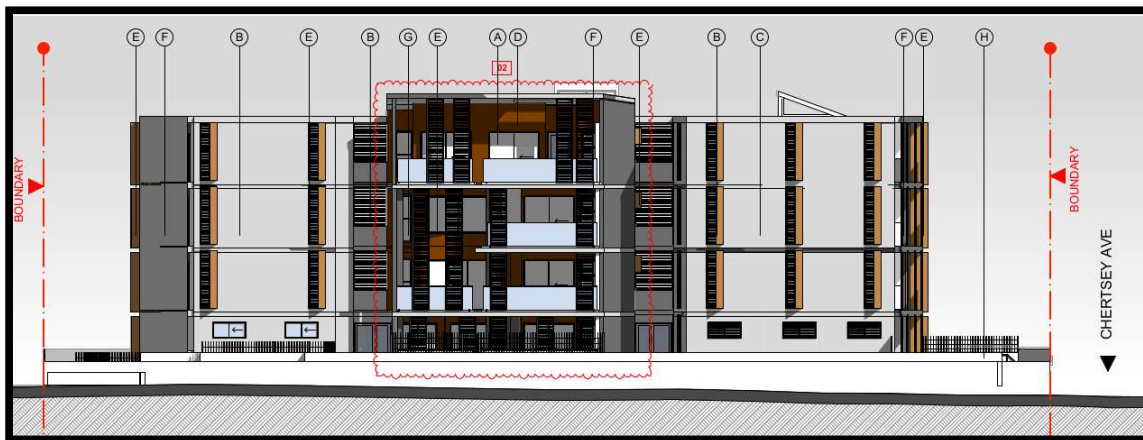


Figure 5: West Elevation (Side)



Figure 6: East Elevation (Side)



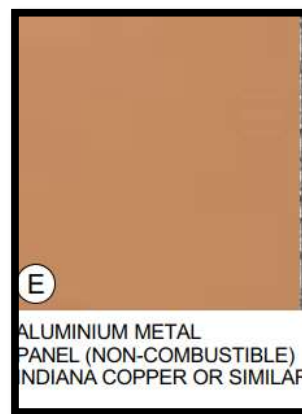
**4. Removal of external Alucobond products and replaced with non-combustible aluminium panels**

The proposal seeks to remove the use of "Alucobond PE Aluminium Metal Cladding Flatlock Panels" within the development as per the DA approval. This is due rising concerns in the market and compliance with the National Construction Code (NCC) for the use of combustible aluminium bonded laminate panels (BLM).

To mitigate issues related to combustibility, we seek to remove the specified Alucobond manufacturer name in the approved Schedule of Finishes with a typical "Non-combustible Aluminium Panel" with a similar colour (finish), that will be provided subject to manufacturers availability or market supply during installation in accordance with the NCC.



**Figure 6: DA Approved Material**



**Figure 7: S4.55 Proposed**



#### **4. Conclusion**

The proposed amendments have a minimal impact on the appearance and function of the overall development, with the changes being minor in nature and does not have any adverse environmental effects or impact on the neighbouring properties.

The development is still substantially the same as the DA approved and the proposal remain consistent with the DA intent in which meet the minimum requirements outlined in the State Environmental Planning Policy (Affordable Housing Planning Policy) 2009. It is also aligned with the objectives of the current Canterbury-Bankstown Development Control Plan (DCP) 2023 – Section 8: Residential Flat Buildings and Shop Top Housing in Residential Zones and therefore our proposal should be granted approval.

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