

STATEMENT OF ENVIRONMENTAL EFFECTS

33 CHURCH STREET, CANTERBURY

**ALTERATIONS TO EXISTING ORIGINAL SCHOOL HALL
BUILDING**

**PREPARED ON BEHALF OF
St Paul's Church, Canterbury**

MAY 2025

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1. INTRODUCTION

This application seeks approval for alterations to the existing school hall on Lot 1 in DP 747020 which is known as **No. 33 Church Street, Canterbury**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Canterbury-Bankstown Local Environmental Plan 2023.
- Canterbury-Bankstown Development Control Plan 2023.

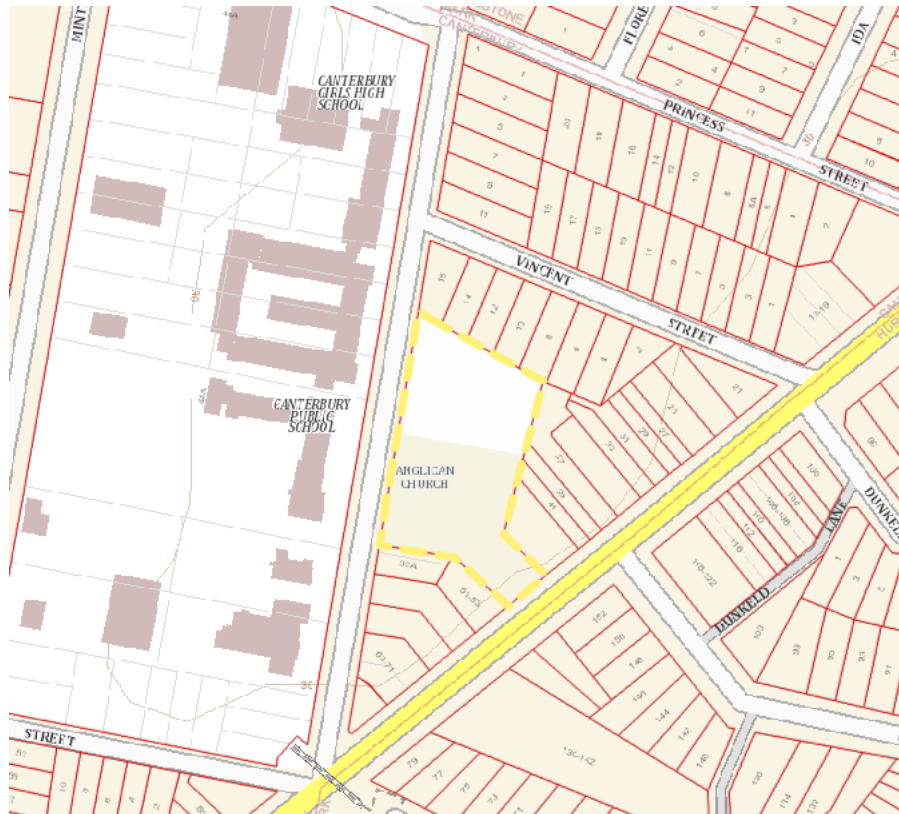
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Boxall Surveyors, Drawing No. 11485-001 and dated 19/02/2024.
- Architectural Plans prepared by Glendenning Szoboszlay Architects, Project No. 1410, Revision P3 and dated 12/05/2025.
- Heritage Impact Assessment prepared by Andrew Starr and Associates Heritage Consultants and dated 10/04/2025.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 1 in DP 747020 which is known as 33 Church Street, Canterbury. The site is an irregular shaped allotment located at the eastern side of Church Street. The site has a frontage of 96.75m to Church Street. The site has a secondary frontage of 20.14m to Canterbury Road. The locality is depicted in the following map:



Site Location Map

The site is currently occupied by St Paul's Anglican Church Canterbury. The site comprises a number of buildings which includes the original church building which fronts Church Street and was constructed in 1859. A church school house, located fronting Canterbury Road, was constructed in 1860. The church school house is a rendered single storey building with a metal roof. This application relates only to the old school house.

The detached War Memorial Church Hall is located adjacent to the eastern boundary of the site. This building is single storey with a mezzanine and is constructed of external brickwork with a pitched metal roof. This building was constructed during the 1950's. Separate Development Consent (DA-331/2024) was issued on 1 October 2024 (as modified) for the construction of alterations and additions to this building.

A detached storey brick and tiled roof dwelling, the Rectory, is located towards the southwest corner of the site. This building incorporates an attached single garage which is accessed directly from Church Street.

A cemetery occupies the northern portion of the site and it is understood this element has officially opened in 1860.

Immediately to the north of the original Church building is an asphalt parking area which provides parking for 7 cars on site. Access to this parking area is via a paved driveway from Church Street.

A timber picket fence is erected along the frontage to Church Street. A stone retaining wall with metal palisade fence above is erected along the frontage to Canterbury Road.

There are a number of trees on site, the majority of which are located adjacent to the boundaries of the site. The proposed works do not have any impact on any existing trees.

The site is depicted in the following photographs:



View of School Building from Canterbury Road

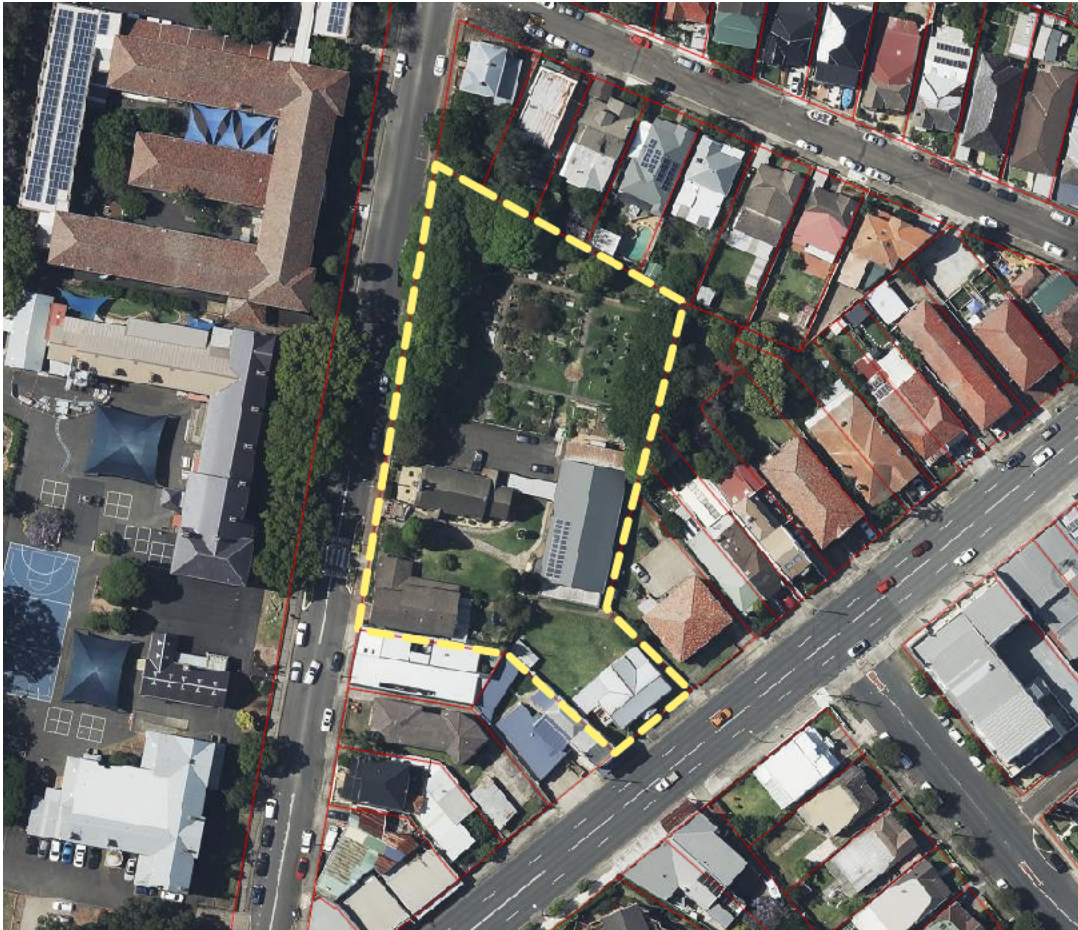


Rear View of Existing School Building Looking Southeast

The existing surrounding development comprises a mix of development and uses. Development immediately to the north and east, with properties having frontage to Vincent Street and Canterbury Road, comprise residential uses consisting of single detached dwellings and semi-detached dwelling houses. Development to the south of the site comprises a mix of single detached housing and commercial premises. Immediately opposite the site on the western side of Church Street is land occupied by Canterbury Public School and Canterbury Girls High.

The site is well located to public transport, being in proximity to a number of bus routes and walking distance to Canterbury Station.

The existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This application relates only to the original church school hall building located towards the southeast portion of the site fronting Canterbury Road.

The proposed works are detailed in the Architectural Plans prepared by Glendenning Szobozlay Architects. The proposal incorporates the demolition of the existing lightweight lean to on the southwest side of the building.

It is proposed to provide a new external door on the southwest elevation from the internal kitchen. A new concrete pathway is proposed along the rear northwest elevation of the building and around the southwest elevation providing access to the new external door. The path will also assist in directing water away from the buildings' foundations. The downpipes on the rear northwest elevation will be connected to the existing drainage system.

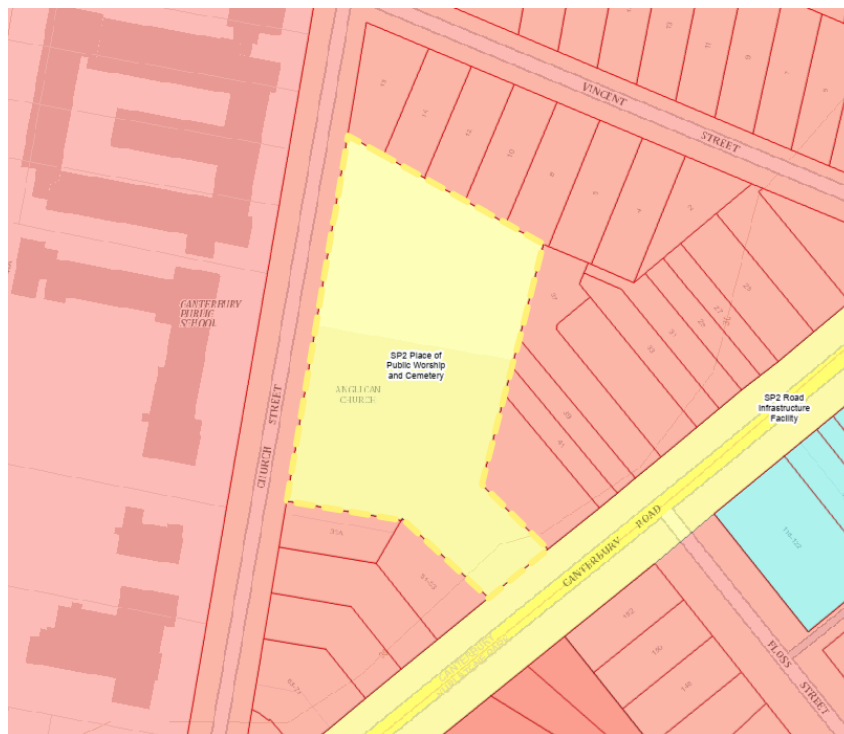
There are no other works proposed as part of this application.

5. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Canterbury-Bankstown Council.

5.1 Canterbury-Bankstown Local Environmental 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023) applies to the subject site.



Extract of Zoning Map

The site is zoned SP2 Place of Public Worship and Cemetery. Alterations and additions to the existing building utilised as an ancillary to the existing place of public worship are permissible in this zone. The following provisions of the LEP are relevant to the proposed development:

Clause 4.3 Height

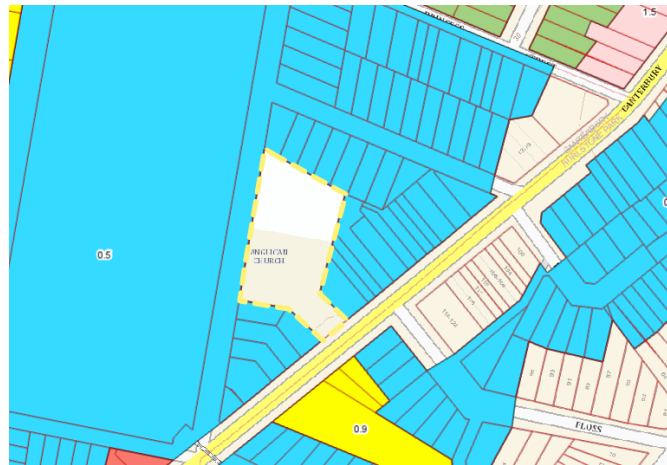
The CBLEP does not specify any height controls for the subject site. The proposal merely seeks to demolish an unsympathetic lean to addition. The only new works relate to an external door and external pathway. The proposal does not alter the height of the existing building.



Extract of Height of Building Map

Clause 4.4 Floor Space Ratio

The CBLEP does not specify any floor space ratio controls for the subject site. An extract of the Floor Space Ratio Map is depicted below:

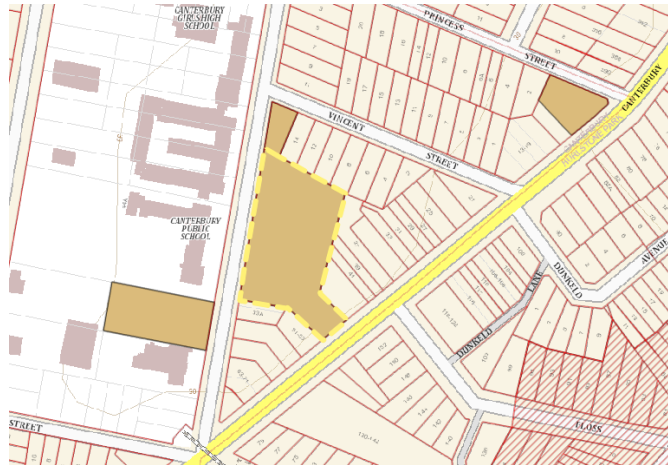


Extract of Floor Space Ratio Map

Clause 5.10 Heritage Conservation

The subject site is identified as a local heritage item (I97). The site is also in vicinity of a number of heritage items. An Addendum to the original Heritage Impact Assessment (submitted with the original Development Application - DA-331/2024) has been prepared by Andrew Starr & Associates Heritage Consultants which in summary provides:

In conclusion the proposed demolition and rectification work at the St Pauls Church Lower hall makes a positive impact on the heritage item, and the group of church buildings. In general the proposal has a positive impact on the streetscape and the character of the area.



Extract of Heritage Map

Clause 5.21 Flooding Planning

It is understood that the site is not identified as a flood prone area.

Clause 6.1 Acid Sulfate Soils

The subject site is identified as Class 5 on Council's Acid Sulfate Soils Map. The proposal does not incorporate any significant excavation and as such it is not considered that any further information is required in this regard.

Clause 6.4 Stormwater Management

The proposal indicates that the existing downpipes on the building will be connected to the existing stormwater system. The proposal merely seeks approval for demolition of an existing unsympathetic lean to and new external path. There is no increase in site cover and there will be no additional runoff to the adjoining properties.

There are no other provisions of the CLEP that apply to the proposed development.

5.4. Canterbury Bankstown Development Control Plan 2023

The Canterbury Bankstown DCP is the relevant plan which supports the LEP. The DCP includes the following:

- Chapter 2 – Site Considerations
- Chapter 3 – General Requirements

- Chapter 4 – Heritage
- Chapter 10 – Other Development.

The following controls are considered relevant:

Chapter 2 – Site Considerations

2.1 Site Analysis

The proposal is accompanied by a detailed survey plan and site plan which incorporates the appropriate information required. Further, the following information is provided:

Principle 1: Context

The subject site is heritage listed and the application is supported by a detailed written report prepared by Andrew Starr & Associates Heritage Consultant. The survey and site plan identify the existing buildings, vegetation and adjoining properties.

Principle 2: Scale

The site is located within an area that comprises a mix of residential, commercial and educational uses. The proposed works provide for removal of an unsympathetic lean to which will have a positive impact on the streetscape and character of the area.

Principle 3: Built Form

As noted above the proposed works provide for removal of an unsympathetic lean to which will have a positive impact on the streetscape and character of the area.

Principle 4: Density

The proposal does not provide any additional built form but rather seeks to demolish an existing unsympathetic lean to. The proposed works will have a positive impact on the streetscape and character of the area.

Principle 5: Resource, energy and water efficiency

The proposal incorporates good design through the demolition of the unsympathetic lean to.

Principle 6: Landscape

The proposal merely seeks for demolition of an existing unsympathetic lean to and does not have any impact on existing vegetation.

Principle 7: Amenity

The proposal will have a positive impact on the significance of the existing heritage item and a positive impact on the streetscape and character of the area.

Principle 8: Safety & Security

The existing building will good visual outlook of Canterbury Road.

Principle 9: Social Dimensions

The proposal will improve the social context by returning the heritage item to its original form.

Principle 10: Aesthetics

The proposal incorporates good design through the demolition of the unsympathetic lean to.

Chapter 3 – General Requirements

2.2 Waste Management

A Waste Management Plan will be prepared prior to the issue of a Construction Certificate.

3.7 Landscaping

The proposal which provides for demolition of an unsympathetic lean to and the new path will not have any impact on existing vegetation.

Chapter 4 - Heritage

The subject site is identified as a local heritage item (I97). The site is also in vicinity of a number of heritage items. A Heritage Report has been prepared by Andrew Starr & Associates Heritage Consultants which in summary provides:

Proposed is Demolition of a lean to on the St Paul's Lower Hall.

The lean-to is an intrusive addition and its demolition and the repair of the façade will restore an aspect of the original appear of the hall. This both makes a positive impact on the hall and of the church group. It makes a positive impact on the streetscape and general character of the area.

In conclusion the proposed demolition and rectification work at the St Pauls Church Lower hall makes a positive impact on the heritage item, and the group of church buildings. In general the proposal has a positive impact on the streetscape and the character of the area.

It is considered that the proposal complies with the requirements of this Chapter.

Chapter 10.5 Places of Public Worship

This Chapter has an emphasis on new Places of Public Worship. This application merely seeks to demolish an existing unsympathetic lean to which is attached to the original school house building that is ancillary to the place of public worship on the site. There are no provisions of this Chapter that apply to the proposal. The proposal does not seek to change of use or any other works on site.

There are no other provisions of the DCP that apply to the proposed development.

6. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Canterbury Bankstown Local Environmental Plan 2023. The proposed alterations to the existing original church school building on the site which is zoned SP2 Place of Public Worship and Cemetery is permissible under the provisions of the LEP. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations to remove an unsympathetic lean to attached to the original church school building without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned SP2 Place of Public Worship and Cemetery and the proposed alterations to the existing original church school building in this zone is permissible with the consent of Council. The alterations will have a positive impact on the building, the streetscape and general character of the area. The proposal does not increase the number of parishioners nor increase the existing hours of operation.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will result in a positive impact on the building, on the streetscape and general character of the area.

7. CONCLUSION

This application seeks approval for the construction of alterations to an existing school hall building. As demonstrated in this report the proposal is consistent with the aims and objectives of the Canterbury Bankstown Local Environmental Plan 2023. The proposed additions do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the alterations to an existing original school hall building at **No. 33 Church Street, Canterbury** is worthy of the consent of Council.

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May 2025