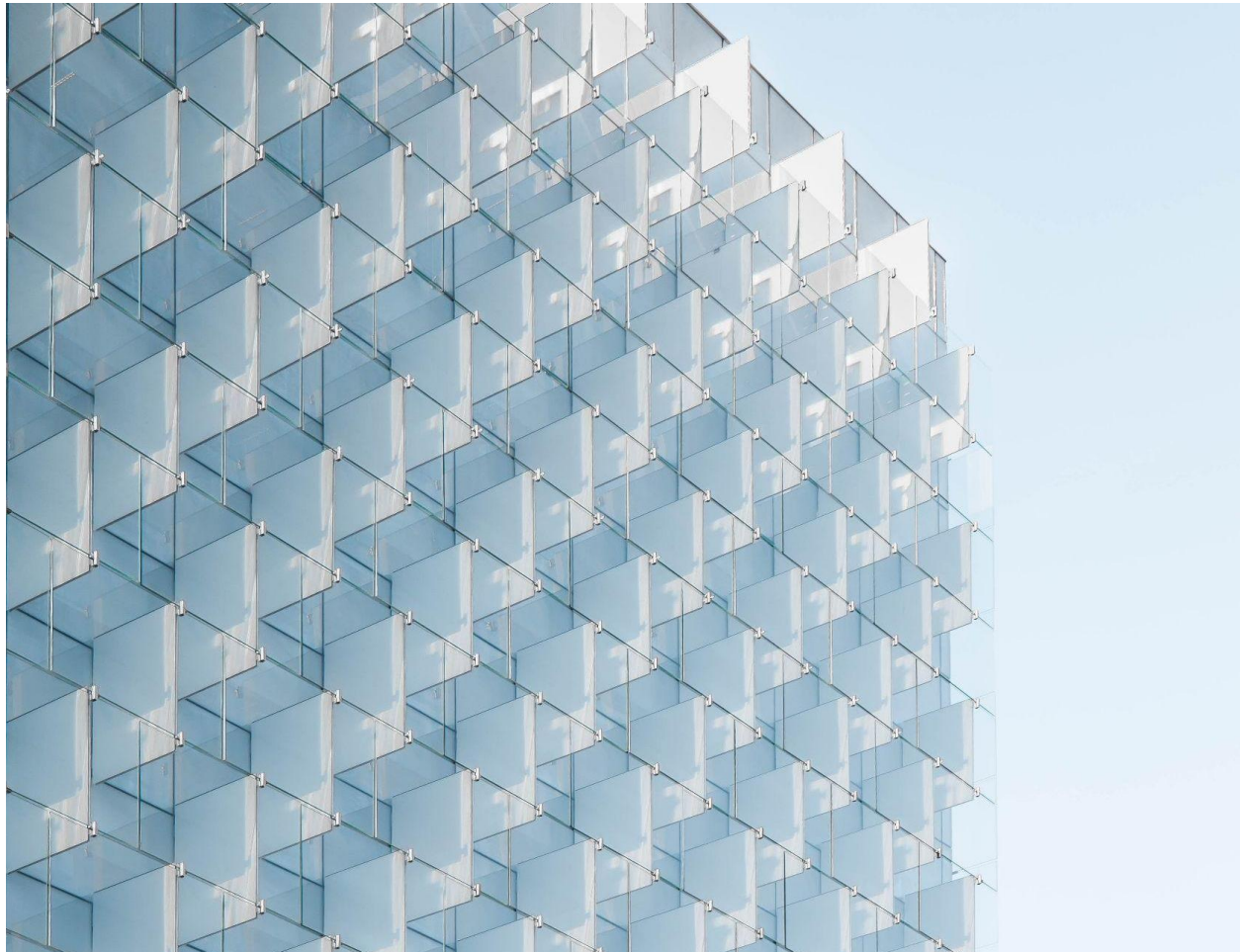


# WILLOWTREE PLANNING



26 November 2024

Ref: WTJ24-467  
Contact: Ryleigh Lewis



## STATEMENT OF ENVIRONMENTAL EFFECTS:

### **Alterations and Additions to an approved Residential Flat Building**

3 Holdsworth Avenue, St Leonards  
Lot 8 DP 1275969

Prepared by Willowtree Planning Pty Ltd  
on behalf of **New Golden St Leonards Pty Ltd**

ACN: 146 035 707 ABN: 54 146 035 707  
Suite 204, Level 2, 165 Walker Street  
North Sydney NSW 2060

enquiries@willowtp.com.au  
willowtreeplanning.com.au  
02 9929 6974




SYDNEY | BRISBANE

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ24-467 _Alterations and Additions to approved residential flat building		
Contact	Ryleigh Lewis		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 6/11/2024	Ryleigh Lewis Senior Planner	Vidhya Ramesh Associate Director	Vidhya Ramesh Associate Director
Version No. 2 – 22/11/2024	Ryleigh Lewis Senior Planner		
Version No. 3 26/11/2024	Ryleigh Lewis Senior Planner		
		Signature	Signature

© 2024 Willowtree Planning Pty Ltd  
*This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning (NSW) Pty Ltd.*



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

## TABLE OF CONTENTS

<b>TABLE OF CONTENTS .....</b>	<b>2</b>
<b>APPENDICES LIST .....</b>	<b>3</b>
<b>FIGURES LIST .....</b>	<b>5</b>
<b>TABLES LIST .....</b>	<b>5</b>
<b>PART A SUMMARY .....</b>	<b>6</b>
<b>1.1 INTRODUCTION .....</b>	<b>6</b>
<b>1.2 BACKGROUND .....</b>	<b>6</b>
<b>1.3 PRE-DA CONSULTATION .....</b>	<b>6</b>
<b>1.4 THE PROPOSAL .....</b>	<b>7</b>
<b>1.5 REQUIREMENTS FOR CONCURRENCE / OTHER APPROVALS .....</b>	<b>8</b>
<b>PART B SITE ANALYSIS .....</b>	<b>9</b>
<b>2.1 SITE LOCATION AND CHARACTERISTICS .....</b>	<b>9</b>
<b>2.2 SITE CONTEXT .....</b>	<b>11</b>
<b>2.3 ST LEONARDS SOUTH PLANNING PRECINCT .....</b>	<b>11</b>
<b>2.4 DEVELOPMENT HISTORY .....</b>	<b>12</b>
<b>PART C PROPOSED DEVELOPMENT .....</b>	<b>14</b>
<b>3.1 DEVELOPMENT OVERVIEW .....</b>	<b>14</b>
<b>3.2 DEVELOPMENT STATISTICS .....</b>	<b>14</b>
3.2.1 Provision of Affordable Housing Units and Increase in Building Height .....	15
3.2.2 Increase in Basement Footprint .....	16
3.2.3 Parking increase .....	16
3.2.4 Waste Management .....	16
<b>PART D LEGISLATIVE AND POLICY FRAMEWORK .....</b>	<b>18</b>
<b>4.1 CONTROLS AND POLICY OVERVIEW .....</b>	<b>18</b>
<b>4.2 STATE PLANNING CONTEXT .....</b>	<b>19</b>
4.2.1 Environmental Planning and Assessment Act 1979 .....	19
4.2.3 Water Management Act 2000 .....	22
4.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021 .....	22
4.2.3 State Environmental Planning Policy (Housing) 2021 .....	23
4.2.4 State Environmental Planning Policy (Transport and Infrastructure) 2021 .....	27
4.2.5 State Environmental Planning Policy (Planning systems) 2021 .....	28
4.2.6 State Environmental Planning Policy (Biodiversity and Conservation) 2021 .....	28



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

4.2.7	State Environmental Planning Policy (Sustainable Buildings) 2022 .....	29
<b>4.3</b>	<b>LOCAL PLANNING CONTEXT .....</b>	<b>29</b>
4.3.1	Lane Cove Local Environmental Plan 2009 .....	29
4.3.2	Lane Cove Development Control Plan 2010 .....	35
<b>4.4</b>	<b>DEVELOPMENT CONTRIBUTIONS .....</b>	<b>35</b>
<b>4.5</b>	<b>DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS .....</b>	<b>35</b>
<b>PART E</b>	<b>LIKELY IMPACTS OF THE DEVELOPMENT .....</b>	<b>36</b>
<b>5.1</b>	<b>CONTEXT AND SETTING .....</b>	<b>36</b>
5.2.1	Height.....	36
5.2.2	FSR.....	37
5.2.3	Landscaping.....	37
<b>5.2</b>	<b>TRAFFIC &amp; TRANSPORT .....</b>	<b>37</b>
5.3.1	Traffic Generation .....	37
5.3.2	Parking.....	37
5.3.3	ACCESS AND LOADING.....	38
<b>5.3</b>	<b>STORMWATER &amp; EROSION &amp; SEDIMENT CONTROL .....</b>	<b>38</b>
<b>5.4</b>	<b>CONTAMINATION.....</b>	<b>38</b>
<b>5.5</b>	<b>VISUAL AMENITY .....</b>	<b>38</b>
<b>5.6</b>	<b>WASTE.....</b>	<b>38</b>
<b>5.7</b>	<b>BUILDING CODE OF AUSTRALIA .....</b>	<b>39</b>
<b>5.8</b>	<b>ACCESSIBILITY.....</b>	<b>39</b>
<b>5.9</b>	<b>SAFETY AND SECURITY .....</b>	<b>39</b>
<b>5.10</b>	<b>SUITABILITY OF SITE FOR DEVELOPMENT .....</b>	<b>39</b>
<b>5.11</b>	<b>SUBMISSIONS .....</b>	<b>40</b>
<b>5.12</b>	<b>THE PUBLIC INTEREST .....</b>	<b>40</b>
<b>PART F</b>	<b>CONCLUSION .....</b>	<b>41</b>

## APPENDICES LIST

Appendix	Document	Prepared by
1	Lane Cove Development Control Plan 2010 Compliance Table	Willowtree Planning
2	Architectural Plans	PTW
3	Landscape Plans	Studio IZ



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

Appendix	Document	Prepared by
4	Digital 3D Model	AA3D
5	Acoustic Report	Acoustic Logic
6	Stormwater Plans	TDL Engineering Consulting Pty Ltd
7	Estimated Development Cost	Construction Consultants (QS)
8	Environmental Wind Impact	SLR Consulting Australia
9	Natural Ventilation Assessment	SLR Consulting Australia
10	Operational Waste Management Plan	Elephants Foot Consulting
11	Construction & Demolition Waste Management Plan	Elephants Foot Consulting
12	Lift Report	Schindler Lifts
13	Statement of Compliance - Access for People with a Disability	Accessible Building Solutions
14	BCA Assessment Report	Jensen Hughes
15	Traffic and Parking Assessment	MLA Transport Planning
16	ADG Compliance Assessment and Design Statement	PTW
17	BASIX & NaTHERS Certificates	LC Consulting Engineers.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

FIGURES LIST

Figure 1. Cadastral Map (Source: SIX Maps, 2024) .....9

Figure 2. Aerial Map (Source: Near Map, 30 October 2024) .....10

Figure 3. Proposed Site Plan (Source: PTW, October 2024) .....17

Figure 4. Photomontage of the Proposal when viewed from Marshall Avenue (Source: PTW, October 2024) .....18

Figure 5. LCLEP2009 Zoning Map (Source: NSW Legislation, 2024).....30

TABLES LIST

TABLE 1. SITE IDENTIFICATION.....9

TABLE 2. EXISTING CONSENTS .....12

TABLE 3. APPROVED DEVELOPMENT ATTRIBUTES .....13

TABLE 4. DEVELOPMENT PARTICULARS.....14

TABLE 5. SECTION 4.15(1)(A) CONSIDERATIONS.....19

TABLE 6. HOW THE DA IS MADE.....20

TABLE 7. CHAPTER 2 AFFORDABLE HOUSING HOUSING SEPP PROVISIONS.....24

TABLE 8. DEVELOPMENT STANDARDS.....31



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

## PART A SUMMARY

### 1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) as the applicant on behalf of Hahnu Dan (the Owner) and is submitted to Lane Cove Council (Council) in support of a Development Application (DA) at 3 Holdsworth Avenue, St Leonards (subject site), which captures the following land parcel:

- Lot 8 DP1275969

This DA seeks development consent for alterations and additions to an approved residential flat building at the subject site, including other necessary works, as described in **PART C** of this SEE.

### 1.2 BACKGROUND

**DA 187/2021** was approved on 13 October 2022 by the Sydney North Planning Panel for the following:

*"Demolition of the existing structures and construction of a part 10 and part 12- storey residential flat building comprising 96 apartments and basement parking for 110 vehicles."*

**DA187/2021** has been modified on four (4) occasions and summarised in **Section 2.4** of this report.

The subject site currently remains in its original condition and construction works have not commenced on the subject site.

### 1.3 PRE-DA CONSULTATION

The Applicant had discussed the proposal with Council prior to lodgement of the DA. In particular, the following matters were discussed:

1. Review of the proposal by the Council's Design Excellence Panel: Council has confirmed that the application will not be referred to Design Excellence Panel as the proposal relates merely to an uplift of the approved residential flat building.
2. Proposed extension of the basement within the Holdsworth Avenue setback to accommodate additional parking spaces: Council's Planning and Landscape teams reviewed the proposed plans and were supportive of the proposed extension of the basement subject to demonstrating compliance with the following requirements:
  - The top of the basement slab is designed with directional fall to the street.
  - Appropriate subsoil drainage is incorporated.
  - Planting areas are to finish at ground level with each planter area providing 40m<sup>3</sup> of soil volume specified by a soil scientist with the area utilising a structural root cell system such as Stravault by Citygreen or approved equal. Permeable paving shall be installed in all ground level courtyards.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

- The tree species to be planted is to be changed from *Tristaniopsis luscious* to 100ltr *Elaeocarpus eumundi* to produce greater scale to the planting within the restricted areas provided.

These requirements have been incorporated into the architectural plans at **APPENDIX 2** and the Landscape Plans at **APPENDIX 3**.

### 1.4 THE PROPOSAL

This proposal seeks to undertake alterations and additions to the approved residential flat building (**DA 187/2021**, as amended) for the construction of four (4) additional levels and would accommodate 24 additional apartments. This increase in density is achieved pursuant to bonuses as afforded under Chapter 2 Affordable Housing, Division 1 In-fill affordable housing of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The Housing SEPP provides additional bonus height and floor space ratio (FSR) development standards if a minimum of 10% affordable housing is provided within the building. A maximum 30% bonus to the FSR and building height may be applied as long as the affordable housing provision is at least 15% under Part 2 Division 1 Clause 16 of the Housing SEPP. The proposal seeks a 30% increase of FSR from 3.45:1 to 4.485:1 and dedicates 21 apartments as affordable housing resulting in an affordable housing provision of 17.5% of the 120 apartments for the site.

This DA seeks to increase the height and correspondingly the number of storeys of the approved building as well as a minor expansion of the basement footprint. No changes to the approved buildings setbacks above ground level. The proposal results in a minor reduction of deep soil from 23.5% as approved under the **DA 187/2021** to 20.9%, this is a result of the basement expansion. It is noted that Council has endorsed the proposed extension, and the design incorporates the requirements specified by Council in the pre-consultation that have been incorporated into the proposal.

The subject site is zoned R4 High Density Residential, pursuant to the Lane Cove Local Environmental Plan 2009 (LCLEP2009). The proposed development will continue to achieve the following objectives of the R4 zone:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under **PART D** of this SEE.

This SEE describes the subject site and proposed development, provides relevant background information and responds to the proposed development in terms of the relevant matters set out in relevant legislation, environmental planning instruments and planning policies.

The structure of the SEE is as follows:

- **PART A SUMMARY**
- **PART B SITE ANALYSIS**
- **PART C PROPOSED DEVELOPMENT**
- **PART D LEGISLATIVE AND POLICY FRAMEWORK**
- **PART E ENVIRONMENTAL ASSESSMENT**
- **PART F CONCLUSION**

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the DA be given.

### 1.5 REQUIREMENTS FOR CONCURRENCE / OTHER APPROVALS

The proposal is determined the require the concurrence of the following authorities:

- This proposal will require the conucrrence of Water NSW.



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The subject site is identified as 3 Holdsworth Avenue, containing the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
3 Holdsworth Avenue, St Leonards	Lot 8 DP1275969	2,631m <sup>2</sup>

The subject site is an irregular shaped lot exhibiting a total area of 2,631m<sup>2</sup>. In its current state, the subject site contains four (4) detached dwellings with associated landscaping. Vehicular access is currently provided via Marshall Avenue and Holdsworth Avenue Refer to **Figure 1** and **Figure 2** below.

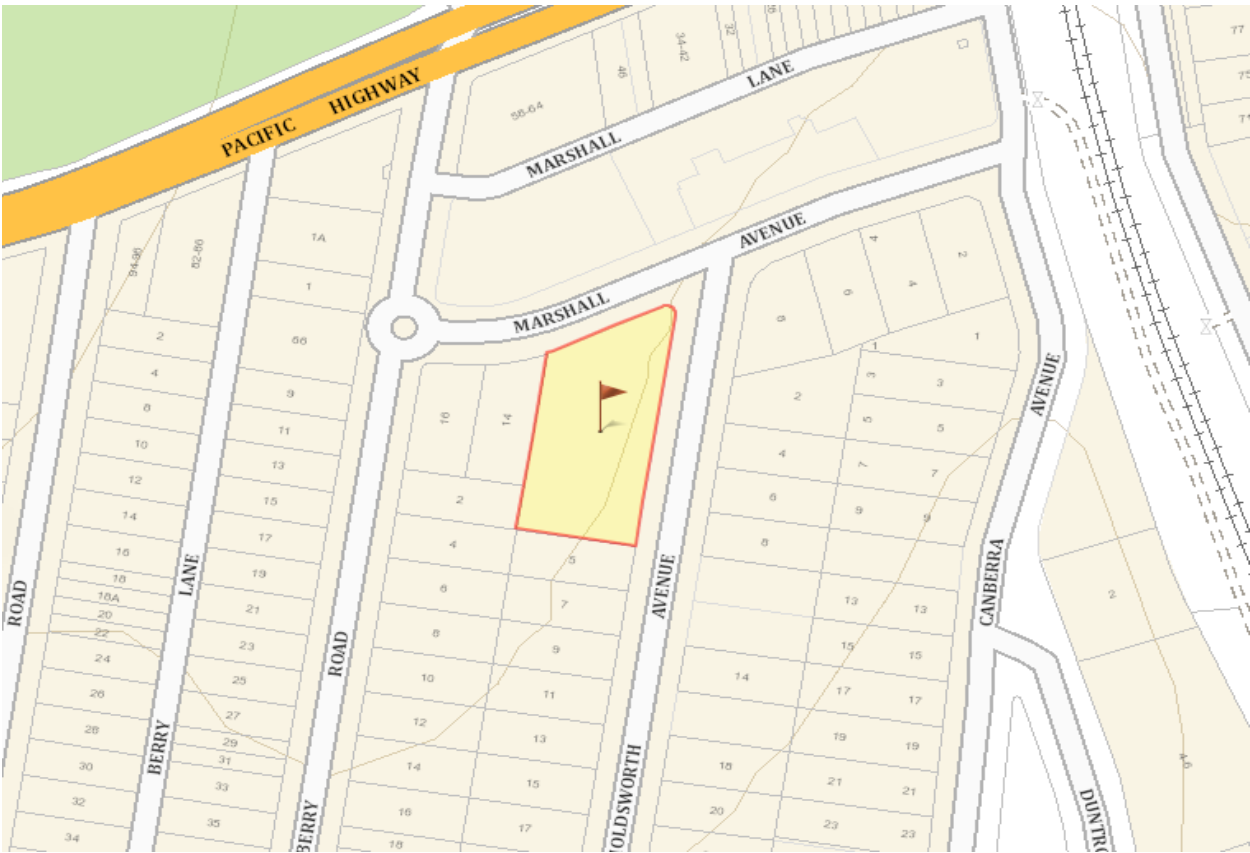


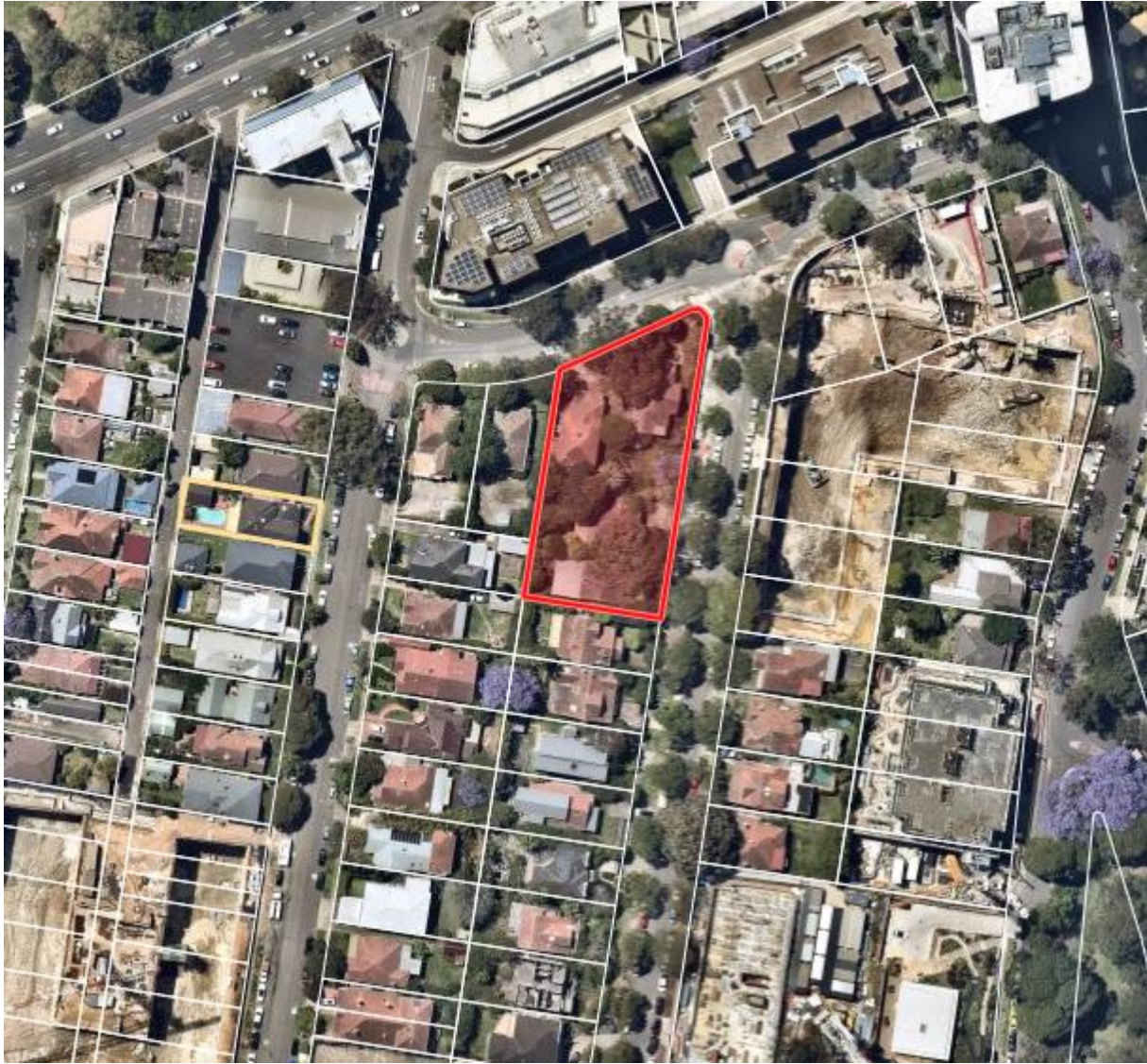
Figure 1. Cadastral Map (Source: SIX Maps, 2024)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---



**Figure 2. Aerial Map (Source: Near Map, 30 October 2024)**



SYDNEY | BRISBANE

## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

### 2.2 SITE CONTEXT

The surrounding land uses include residential, commercial, and retail such as medical centres/clinics, bars, clubs, cafés and restaurants. The subject site is located approximately 400m walk from St Leonards Train Station which provides access to Newcastle, Central Coast, CBD and Gordon. The subject site is situated 6.5km southeast of the Sydney CBD. Pacific Highway is directly accessible from the subject site. Regular bus networks are available along the highway, which provide enhanced connectivity throughout St Leonards and the wider Sydney and metropolitan area. A comprehensive network of pedestrian infrastructure contributes to the subject site being situated in a highly walkable area.

Key features of the surrounding context include:

- North – St Leonards Health and education precinct comprising the Royal North Shore Hospital, North Shore Private Hospital, Pacific Highway, Gore Hill Oval, Gore Hill Cemetery, St Leonards Train Station and TAFE NSW St Leonards campus;
- East – Australia Post, retail shops, education centres, low and high density housing;
- South – Newlands park, low and high density housing; and
- West – Low and high density housing.

Within the immediate surrounds of the subject site, there are multiple high density residential and mixed-use projects under development. This includes 13-19 Canberra Avenue which is currently approved for 102 apartments and a childcare centre, 30 Young Street immediately adjoining the subject site to the north, containing an eight (8) storey residential flat building and 19/25 Marshall Avenue which contains 63 residential apartments and three (3) townhouses.

### 2.3 ST LEONARDS SOUTH PLANNING PRECINCT

The subject site is located within the northern portion of the St Leonards South Planning Precinct (the precinct) which is undergoing transformation.

Part C – Residential Localities of the DCP includes the provision for this precinct. The desired future character of the Precinct is a liveable, walkable, connected and safe Precinct which builds upon the transit and land use opportunities of St Leonards and Metro Stations, as well as the commercial centre.

All new development across the precinct will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space. The St Leonards South Precinct incorporates accessible, well designed public open space networks and a variety of recreational spaces



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

2.4 DEVELOPMENT HISTORY

TABLE 2 below provides a summary of the DAs, pertaining to the subject site and of relevance to the proposal, that have been determined or are under assessment.

TABLE 2. EXISTING CONSENTS		
DA Reference	Summary	Approval Date
3 Holdsworth Avenue		
187/2021	Residential Flat Building	14/10/2022
187/2021	Section 4.551A - modified basement layout	20/04/2023
187/2021	Section 4.551A - amendment to apartment layouts on levels 11 & 12, amendment to apartment mix, amendments to basement layout, changes to approved below ground level retaining wall.	21/08/2023
187/2021	Section 4.551A - amendment Water NSW conditions to convert from a drained basement instead of a tanked basement.	19/04/2024
187/2021	Section 4.551A - amendment of approved plans, deletion of conditions FA.8A & FA.8B and amendment of all approval descriptions to reflect additional car spaces.	4/07/2024



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

The key metrics of the approved development under DA187/2021 as amended is summarised in Table 3 below:

TABLE 3. APPROVED DEVELOPMENT ATTRIBUTES	
Aspect	Description
<b>Development summary</b>	Part 10 and part 12- storey residential flat building comprising 96 apartments and basement parking for 110 vehicles
<b>Site area</b>	2,631m <sup>2</sup>
<b>Land use</b>	Residential Flat Building
<b>Gross floor area (GFA)</b>	9076.95m <sup>2</sup>
<b>Floor space ratio (FSR)</b>	3.45:1
<b>Building height</b>	43.95m (maximum 44m permitted under LCLEP2009 incentive height)
<b>Setbacks</b>	Ground level : 4m to eastern boundary, 9m to northern boundary and 11m to western boundary. Level 1-3: 4m to eastern boundary, 9m to northern boundary and 12m to western boundary. Level 4: 7m to eastern boundary, 9m to northern boundary and 13.5m to western boundary. Level 5-12: 7m to eastern boundary, 9m to northern boundary and 12m to western boundary.
<b>Affordable Housing Provision</b>	2 Affordable housing apartments were provided.
<b>Parking</b>	110 parking spaces
<b>Access</b>	Access provided via driveway off Holdsworth Avenue to basement levels
<b>Waste Storage</b>	Waste storage provided at Lower Ground level inclusive of a garbage holding room, bulky goods area and servicing from the garbage chute system.
<b>Building Materials</b>	Construction materials include brick, sandstone cladding and concrete/cfc panels amongst various articulative materials.
<b>Deep Soil Landscaping</b>	550m <sup>2</sup> (20.9%)
<b>Solar Access</b>	560m <sup>2</sup> of GFA or 62.9% of communal open space receives >2hours of solar access.  70.8% of apartments receive at least 2 hours of sunlight between 9am-3pm in mid-winter.
<b>Cross Ventilation</b>	61.2% of apartments are naturally cross ventilated.





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

**TABLE 3. APPROVED DEVELOPMENT ATTRIBUTES**

Aspect	Description
<b>Communal Open Spaces</b>	A communal open space area was provided at the L10 rooftop (approximately 110m <sup>2</sup> ). Communal green space was also provided in the Green Spine within the western setback area (approximately 670m <sup>2</sup> ). The principal DA also dedicated to Council a 400m <sup>2</sup> public open space area within the northern setback fronting Marshall Avenue.
<b>Apartment Mix</b>	1B: 27.1% 2B: 47.9% 3B: 19.8% 4B: 5.2%

## PART C PROPOSED DEVELOPMENT

### 3.1 DEVELOPMENT OVERVIEW

This DA seeks development consent for alterations and additions to an approved residential flat building (**DA 187/2021**) for 4 additional levels which would provide 24 additional apartments, and 36 additional parking spaces facilitated through the in-fill affordable housing provisions afforded by Chapter 2 of the Housing SEPP. The development particulars are as follows:

- Dedication of 21 apartments throughout the development for affordable housing purposes
- Provision of four additional storeys with a maximum building height of 57.2m and FSR of 4.485:1.
- Expansion of lower 3 levels of basement footprint towards Holdsworth Avenue frontage to provide additional 36 parking spaces.
- Provision of additional 24 apartments (resulting in a total of 120 apartments accommodation within the site).

Development consent is sought under this DA purely to afford the approved development the in-fill affordable housing provisions as administered under Chapter 2 of the Housing SEPP. The design of the original development is only altered where required to accommodate the provision of further apartments facilitated by applying the FSR and building height bonuses. No changes are proposed to the building setbacks, tree removal, vehicular access, or provision of communal open space.

### 3.2 DEVELOPMENT STATISTICS

The proposed alterations and additions to the approved residential flat building includes those works as identified in **TABLE 4** below.

**TABLE 4. DEVELOPMENT PARTICULARS**

Component	Proposed
Site Area	2,631m <sup>2</sup>
Primary Land Use	Residential Flat Building



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

**TABLE 4. DEVELOPMENT PARTICULARS**

Component	Proposed
Total GFA	1329m <sup>2</sup> (total building GFA 11.800m <sup>2</sup> )
Total FSR	4.485:1
Maximum Building Height	57.2m
Additional Storeys	4
Number of Apartments	Addition of 24 apartments resulting in 120 Apartments <ul style="list-style-type: none"><li>• 1-bed 29 (24.2%)</li><li>• 2-bed 51 (42.5%)</li><li>• 3-bed 31 (25.8%)</li><li>• 4-bed 9 (7.5%)</li></ul>
Provision of Affordable Housing	17.5%
Deep soil landscaping	550m <sup>2</sup> (20.9%)
Car Parking	146 spaces <ul style="list-style-type: none"><li>• 122 resident parking</li><li>• 24 visitor parking</li></ul>
Estimated Development Cost	\$13,674,082 including GST The affordable housing component of the DA will have an estimated development cost greater than \$5 million, and therefore is considered regionally significant development under Schedule 5 Clause 6 of the Planning Systems SEPP.

### 3.2.1 Provision of Affordable Housing Units and Increase in Building Height

The DA seeks to increase the maximum building height from 44m to 57.2 m resulting in the construction of 4 additional storeys which will comprise the following:

- Level 11: Amended to accommodate six (6) apartments, where it was previously accommodating three (3) apartments.
- Level 12: Amended to accommodate six (6) apartments, where it was previously roof top level and accommodating 5 apartments.
- Levels 13-14 would all accommodate six (6) apartments and have the same layout.
- Provision of communal open space at level 15 which will also accommodate five (5) apartments.
- Level 16 will accommodate 5 apartments and serve as the new roof top level.

The proposal seeks to utilise the 30% building height bonus afforded by the in-fill affordable housing provision contained within Chapter 2 of the Housing SEPP. The residential flat building will comprise a total of 120 apartments, 21 of them being affordable housing and thus providing 17.5% of apartments as affordable satisfying the requirement of a minimum of 15%. These affordable housing apartments are provided as below:





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

---

- Lower Ground – 2x 1 Bedroom Apartments
- Upper Ground – 1 x 1 Bedroom Apartments
- Level 1 – 3 x 2 Bedroom Apartments
- Level 2 – 2 x 1 Bedroom Apartments & 4 x 2 Bedroom Apartments
- Level 3 – 3 x 1 Bedroom Apartments & 3 x 2 Bedroom Apartments
- Level 5 – 2 x 2 Bedroom Apartments & 1 3 Bedroom Apartments

### 3.2.2 Increase in Basement Footprint

**DA187/2021** approved a basement setback of 4m to Holdsworth Avenue. To facilitate the provision of additional parking spaces for the proposed apartments, basement levels B4-B2 are proposed to be extended within this setback and deep soil zone by 3m resulting in a 1m setback to Holdsworth Avenue. The Applicant presented the proposed design to Council and sought feedback prior to the lodgement of this DA. This approach was subsequently endorsed by Council's planning and landscaping teams subject to compliance with the below requirements:

- The top of the basement slab is designed with directional fall to the street.
- Appropriate subsoil drainage is incorporated.
- Planting areas are to finish at ground level with each planter area providing 40m<sup>3</sup> of soil volume specified by a soil scientist with the area utilising a structural root cell system such as Stravault by Citygreen or approved equal. Permeable paving shall be installed in all ground level courtyards.
- The tree species to be planted is to be changed from *Tristanopsis luscious* to 100ltr *Elaeocarpus eumundi* to produce greater scale to the planting within the restricted areas provided.

These requirements have been addressed within the landscape plans package at **APPENDIX 3**.

### 3.2.3 Parking increase

To account for the increase in apartments from 96 to 120, additional parking has been proposed on the subject site to satisfy the non-discretionary development standards required by Division 1 of Chapter 2 of the Housing SEPP as well as visitor parking required under the Lane Cove Development Control Plan 2010 (LCDCP 2010). The Housing SEPP requires a total of 143 parking spaces for the development, 146 have been provided which satisfies the Housing SEPP and LCDCP 2010. LCDCP 2010 also requires 10 motorcycle spaces and 43 bicycle spaces for the proposal, these have been provided in accordance with LCDCP2010.

### 3.2.4 Waste Management

The waste services (garbage chute) would be extended through all the proposed levels. These increased waste facilities have been located within the approved waste room located on the upper ground level. Refer to the Updated Operational Waste Management Plan at **APPENDIX 10** of this SEE.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

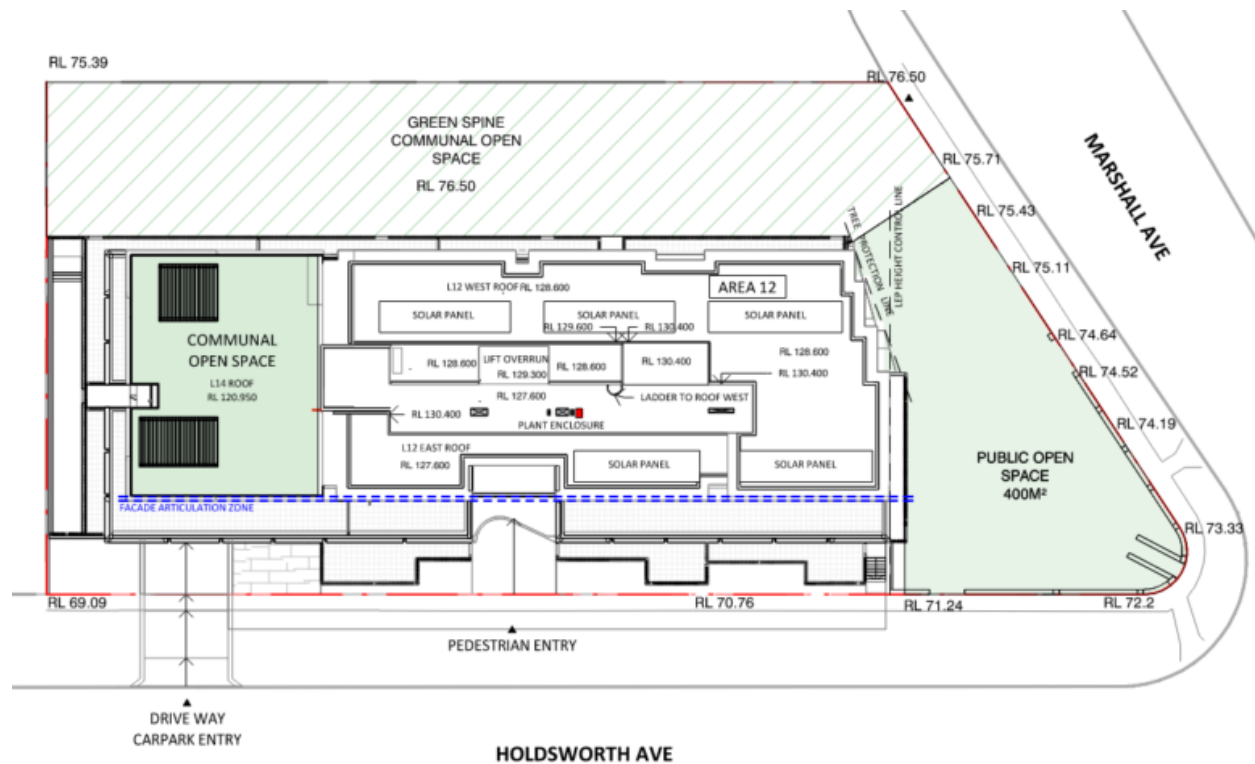


Figure 3. Proposed Site Plan (Source: PTW, October 2024)



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---



**Figure 4. Photomontage of the Proposal when viewed from Marshall Avenue (Source: PTW, October 2024)**

## PART D LEGISLATIVE AND POLICY FRAMEWORK

### 4.1 CONTROLS AND POLICY OVERVIEW

This Part of the SEE addresses and responds to the legislative and policy requirements relevant to the proposed development at the subject site in accordance with the EP&A Act.

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this DA.



SYDNEY | BRISBANE

## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

### State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Water Management Act 2000*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *Chapters 2 and 4 of the State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

### Local Planning Context

- *Lane Cove Local Environmental Plan 2009*
- *St Leonards south Precinct Section 7.11 Development Contributions Plan 2021*
- *Lane Cove Development Control Plan 2010*

## 4.2 STATE PLANNING CONTEXT

### 4.2.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the principal planning and development legislation in NSW.

#### 4.2.1.1 Section 4.15(1) of the EP&A Act – Considerations

Section 4.15(1) of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **TABLE 5** below.

TABLE 5. SECTION 4.15(1)(A) CONSIDERATIONS	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	The LCLEP2009 is the relevant Environmental Planning Instrument (EPI) applying to the subject site, which is assessed in <b>Section 4.3</b> of this SEE.
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There are currently no proposed EPIs that have been subject to public consultation which is relevant to the subject site or proposal.
Section 4.15(1)(a)(iii) any development control plan, and	LCDCP2010 applies to the subject site and is addressed in <b>Section 4.3.2</b> and <b>Appendix 1</b> of this SEE.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

**TABLE 5. SECTION 4.15(1)(A) CONSIDERATIONS**

Section	Response
Section 4.15(1)(a)(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	<b>DA 187/2021</b> is subject to Planning Agreement towards the provision of monetary contribution. The subject proposal does not alter that agreement.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The EP&A Regulation is addressed in <b>Section 4.2.2</b> of this SEE.
Section 4.15(1)(b)-(c)	These matters are addressed in <b>PART E</b> of this SEE.

Pursuant to Section 4.5 of the EP&A Act, the consent authority for the proposed development is the Sydney North Planning Panel as the DA is considered regionally significant under Schedule 5 Clause 6 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). The affordable housing component of the DA will have an estimated cost of development over \$5 million and therefore is considered regionally significant development.

### 4.2.1.2 Section 4.46 of EP&A Act – Integrated Development

Section 4.46 of the EP&A Act defines ‘integrated development’ as matters that require consent from the consent authority and one or more authorities under related legislation. In these circumstances, prior to granting consent, the consent authority must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development, pursuant to Clause 42 of the EP&A Regulation.

The proposal is integrated development as it requires referral to WaterNSW for Activity approval under Section 90 of the Water Management Act 2000 due to dewatering requirements within the basement during excavation. The principal DA was also referred to WaterNSW as well subsequent relevant modifications.

### 4.2.2 Environmental Planning and Assessment Regulation 2021

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Division 1 of Part 3 of the EP&A Regulation stipulates how a DA must be “made”. This DA satisfies the relevant criteria of the Regulation as follows:

**TABLE 6. HOW THE DA IS MADE**

Considerations	Response
<b>Division 1 – Making development applications</b>	
<i>Section 23 – Persons who may make development applications</i>	
(1) A development application may be made by— (a) the owner of the land to which the development application relates, or	This DA is made by Willowtree Planning on behalf of Hanhu Dan.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

TABLE 6. HOW THE DA IS MADE	
Considerations	Response
<i>(b) another person, with the consent of the owner of the land.</i>	The owner of the land has provided consent in accordance with Clause 23(1) of the EP&A Regulation to allow for the DA to be made.
<b>Section 24 - Content of development applications</b>	
<i>(1) A development application must— (a) be in the approved form, and (b) contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and (c) be submitted on the NSW planning portal.</i>	The DA includes all relevant information including details of the development, address and formal particulars, estimated cost of development, owner's consent, supporting documents including detailed plans and SEE.  This DA is submitted via the NSW planning portal.
<b>Section 25 - Information about concurrence or approvals</b>	
<i>A development application must contain the following information— (a) a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41, (b) a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.</i>	The proposed development requires referral to Water NSW for a controlled activity approval under Section 90 of the Water Management Act 2000
<b>Section 29 - Residential apartment development</b>	
<i>(1) A development application that relates to residential apartment development must be accompanied by a statement by a qualified designer. (2) The statement must— (a) verify that the qualified designer designed, or directed the design of, the development, and (b) explain how the development addresses— (i) the design principles for residential apartment development, and (ii) the objectives in Parts 3 and 4 of the Apartment Design Guide. (3) If the development application is accompanied by a BASIX certificate for a</i>	The proposal is accompanied by a ADG Design Statement at <b>APPENDIX 16</b> of this SEE.  The design statement ensures that the development has addressed the design principles of the ADG and the objectives of the ADG.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

TABLE 6. HOW THE DA IS MADE	
Considerations	Response
<i>building, the design principles for residential apartment development do not need to be addressed to the extent to which they aim— (a) to reduce the consumption of mains-supplied potable water or greenhouse gas emissions related to the use of— (i) the building, or (ii) the land on which the building is located, or (b) to improve the thermal performance of the development, or (c) to quantify and report on the embodied emissions attributable to the development. (4) The additional fee payable for a development application for residential apartment development that is referred to a design review panel for advice is specified in Schedule 4.</i>	

### 4.2.3 Water Management Act 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations. The principal DA (DA 187/2021) had been referred to Water NSW, general terms of approval (GTAs) were granted by Water NSW. The most recent modification of the original development has also been endorsed with GTAS from Water NSW. It is not expected that this application will significantly alter the dewatering arrangements as facilitated by the Water NSW requirements. It is noted that Council may refer the application to Water NSW for comment.

The proposal must be referred to Water NSW as it requires an Activity Approval under Section 90 of the *Water Management Act 2000* and is therefore integrated development. Dewatering will need to be actioned as part of the excavation process. The principal DA had also been referred to Water NSW in relation to dewatering.

### 4.2.4 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

---

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

### Chapter 4 – Remediation of land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Matters relating to contamination have been satisfactorily assessed under **(DA187/2021)** and conditions of the development consent adequately deal with the matters relating to potential exposure of any contaminated materials and includes a Remedial Action Plan (RAP) which provides various recommendations that would allow the subject site to be made suitable for the approved residential flat building. Contamination has therefore been adequately considered under the original DA and no further consideration is needed for this proposal.

### **4.2.5 State Environmental Planning Policy (Housing) 2021**

With the changing needs of housing across NSW, the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) intends to provide for more affordable homes, more choice of homes and new types of homes to meet these changing needs.

The relevant chapters of the Housing SEPP which apply to this development are:  
Chapter 2 Affordable housing, Division 1 In-fill affordable housing; and  
Chapter 4 Design of residential apartment development.

### Chapter 2 Affordable housing

Chapter 2 of the Housing SEPP relates to the provision of in-fill affordable housing. Division 1 of Chapter 2 of the Housing SEPP includes provisions and minimum requirements in order for developments to benefit from the FSR and building height bonuses afforded by the SEPP. These clauses are addressed in **TABLE 7** below:





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

**TABLE 7. CHAPTER 2 AFFORDABLE HOUSING HOUSING SEPP PROVISIONS**

Clause	Comment
<b>Division 1 In-fill affordable housing</b>	
<p><b>Clause 15C Development to which division applies</b></p> <p>(1) This division applies to development that includes residential development if—</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and</p> <p>(b) the affordable housing component is at least 10%, and</p> <p>(c) all or part of the development is carried out—</p> <p>(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or</p> <p>(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p> <p>(2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.</p>	<p>The subject site is zoned R4 High Density Residential and development for a residential flat building is permitted with consent in the zone.</p> <p>The proposal seeks to benefit from the 30% bonus to FSR and building height and therefore requires a provision of at least 15% affordable housing. The affordable housing component of the proposal is noted at 17.5%, exceeding the 15% requirement.</p> <p>The development is carried out on land within the Six Cities Region.</p>
<p><b>Clause 16 Affordable housing requirements for additional floor space ratio</b></p> <p>(1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</p> <p>(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$ <p>(3) If the development includes residential flat buildings or shop top housing, the maximum building</p>	<p>The proposal seeks to benefit from a floor space ratio of 4.485:1 which is a 30% increase from the incentivised floor space ratio as permitted by LCLEP2009 of 3.45:1. The proposed alterations and additions result in a provision of a total of 120 apartments for the Subject site, of which 21 are proposed as affordable housing. This is a 17.5% provision of affordable housing which exceeds the requirements of 15% within the Housing SEPP</p> <p>The affordable housing component of this proposal is noted as 17.5%.</p> <p>The proposal seeks to benefit from a building height of 57.2m which is an increase of 30%</p>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

**TABLE 7. CHAPTER 2 AFFORDABLE HOUSING HOUSING SEPP PROVISIONS**

Clause	Comment
height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	from the incentivised building height afforded by LCLEP2009 of 44m. As displayed above, the proposal includes a provision of 21 apartments as affordable housing which is noted as 17.5% of the total apartment provision of 120.
<p><b>Clause 19 Non-discretionary development standards – the Act, s 4.15</b></p> <p>2) The following are non-discretionary development standards in relation to the residential development to which this division applies—</p> <p>(a) a minimum site area of 450m<sup>2</sup>,</p> <p>(b) a minimum landscaped area that is the lesser of—</p> <p>(i) 35m<sup>2</sup> per dwelling, or</p> <p>(ii) 30% of the site area,</p> <p>(e) the following number of parking spaces for dwellings used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1 parking space,</p> <p>(f) the following number of parking spaces for dwellings not used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</p> <p>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</p>	<p>The proposal complies with the non-discretionary development standards listen in Clause 19 as follows:</p> <p>The Subject site is approximately 2,631m<sup>2</sup> and therefore exceeds the requirement of 450m<sup>2</sup></p> <p>The proposal provides approximately 1313m<sup>2</sup> of landscaped area which is noted as approximately 49%, satisfying the requirement of 15%</p> <p>The proposal requires a total of 143 parking spaces on the Subject site inclusive of visitor parking required under LCDCP 2010. 146 spaces have been provided, satisfying the requirements of the DCP and the Housing SEPP. 119 spaces are required under the Housing SEPP for apartment provision. See calculation below:</p> <p><u>Affordable component</u></p> <p>8 1B x 0.4 = 3.2 spaces</p> <p>12 2B x 0.5 = 6 spaces</p> <p>1 3B x 1 = 1 space</p> <p><u>Non-affordable component</u></p> <p>21 1B x 0.5 = 11 spaces</p> <p>39 2B x 1 = 39 spaces</p>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

TABLE 7. CHAPTER 2 AFFORDABLE HOUSING HOUSING SEPP PROVISIONS	
Clause	Comment
(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	<p>39 &gt;3B x 1.5 = 58.5 spaces Total parking required = 119 spaces</p> <p>The proposal has been designed in compliance with the ADG.</p> <p><b>Note:</b> subsections c &amp; d do not apply to the development as it relates to a residential flat building.</p>
<b>Clause 20 Design requirements</b>  <i>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</i>  <i>(a) the desirable elements of the character of the local area, or</i>  <i>(b) for precincts undergoing transition—the desired future character of the precinct.</i>	Refer to discussions in <b>Section 2.3</b> and <b>Section 5.1</b> of this SEE
<b>Clause 21 Must be used for affordable housing for at least 15 years</b>	The affordable housing apartments will be managed by a registered community housing provider for a period of at least 15 years. It is expected that Council will condition this matter accordingly as part of the notice of determination.
<b>Clause 22 Subdivision permitted with consent</b>	Subdivision is not sought under this proposal.

### Chapter 4 Design of residential apartment development

Chapter 4 of the Housing SEPP applies to development for the purpose of a residential flat building, shop top housing or mixed-use development with a residential component, and aims to improve the design quality of residential apartment development across the state. This aim is underpinned by several complementary objectives relating to sustainability, aesthetics, streetscapes, accessibility, amenity, safety, security and affordability.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

Chapter 4 requires DAs to which the Housing SEPP applies are referred to a Design Review Panel for advice concerning the design quality of the development. In determination of the DA, the consent authority is required to consider the advice from the Design Review Panel, the design quality principles outlined in Schedule 1 and the Apartment Design Guide (ADG). The design committee had endorsed the original DA prior to granting development consent. The Council has confirmed during Pre-DA consultation that this proposal will not be referred to the design committee.

It is noted that the proposal seeks to amend an approved development which has already satisfied all the design quality principles. The alterations and additions proposed maintains the high-quality design through the retention of high-quality articulation, materiality, layout of apartments, landscaping and the approved communal open spaces as demonstrated in the Design Verification Statement at **Appendix 16** of this SEE. This ensures that the proposed development satisfies the required design quality principles.

The ADG provisions are relevant to the proposed development. The proposed development is compliant with the ADG requirements other than 3F – Visual privacy which has been considered under DA 187/2021 and accepted on merit. The proposed development utilises the setbacks and envelope of the approved development.

The original approval included separation from the northern (side) boundary which is compliant with the separation provisions. The minor departure of the original development from the building separation requirements under the ADG is mitigated through provision of privacy screening on the balconies of relevant apartments at the southern boundary and provision of high light windows to habitable rooms. An assessment of the proposed development against the relevant provisions of the ADG has been undertaken in the ADG Design Statement provided in **Appendix 16** of this SEE.

### 4.2.6 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) contains planning provisions relating to:

- infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- child-care centres, schools, TAFEs and Universities.
- planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).
- land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.

Of these, the proposed development must have regard to the following chapters:

#### Chapter 2 – Infrastructure

Under Clause 2.122 of Transport and Infrastructure SEPP, referral to TfNSW may be required where a development is considered traffic generating development under Schedule 3 of the Transport and Infrastructure SEPP.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building

3 Holdsworth Avenue, St Leonards

---

Pursuant to Schedule 3, 'Residential Accommodation' development triggers referral to TfNSW, where:

- *300 or more dwellings, for a site with access to a road (generally); or*
- *75 or more dwellings, for a site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)*

The alterations and additions to the approved residential flat building will result in a total of 120 dwellings for the subject site, however it does not front a classified road and is not within 90m via the connecting road network to a classified road. Therefore, it is considered that referral to TfNSW is not required for the application.

### 4.2.7 State Environmental Planning Policy (Planning systems) 2021

#### Chapter 2 State and Regional Development

The aims of Chapter 2 of the Planning Systems SEPP is to identify development that is state significant development, state significant infrastructure or critical state infrastructure and regionally significant development.

Pursuant to Part 2.4 Clause 19 of the Planning Systems SEPP, development identified within Schedule 6 is regionally significant development. Development for private infrastructure (affordable housing) and community facilities with an estimated development cost over \$5 million is regionally significant development pursuant to Schedule 6 Item 5 of the Planning Systems SEPP. Therefore, under clause 4.5 of the EP&A Act the development is considered regional development and the Sydney North Planning Panel is the consent authority.

### 4.2.8 State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### Chapter 2 Vegetation in non-rural areas

Chapter 2 of the Biodiversity and Conservation SEPP aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the state and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The original DA was accompanied by an Arboricultural Impact Assessment (AIA) prepared by Bradshaw Consulting Arborists, which had recommended the removal of 28 of 40 trees onsite and surrounding land. The benefits of the original development and associated significant landscaping were considered to outweigh and offset the loss in vegetation. This proposal does not seek to alter the significant landscaping arrangement as proposed and approved under the original DA.

#### Chapter 6 Water catchments



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

Chapter 6 of the Biodiversity and Conservation SEPP aims to prevent the adverse run-off of stormwater and preserve the quality of run-off stormwater. This proposal only seeks to increase the apartment provision of the residential flat building and subsequently the FSR, building height and parking. The stormwater arrangement proposed under this development application will not result in any adverse effects upon waterways.

### 4.2.9 State Environmental Planning Policy (Sustainable Buildings) 2022

The purpose of the State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) is to encourage the design and delivery of sustainable buildings across NSW. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050. This includes objectives to minimise energy consumption and greenhouse gas emissions, improve good thermal performance and minimise the consumption of potable water.

#### Chapter 2 – Standards for residential development - BASIX

A NaTHERS and BASIX certificate have been submitted with this DA and are accessible at **APPENDIX 17** of this SEE. The certificates ensure the development is in line with relevant sustainability measures and performance indicators.

## 4.3 LOCAL PLANNING CONTEXT

### 4.3.1 Lane Cove Local Environmental Plan 2009

The LCLEP2009 is the primary Environmental Planning Instrument that applies to the subject site.

The relevant provisions of LCLEP2009 as they relate to the subject site are considered in the following subsections.

#### 4.3.1.1 Zoning and Permissibility

The subject site is located within the R4 High Density Residential zone under the LCLEP2009 as shown in **Figure 5**



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

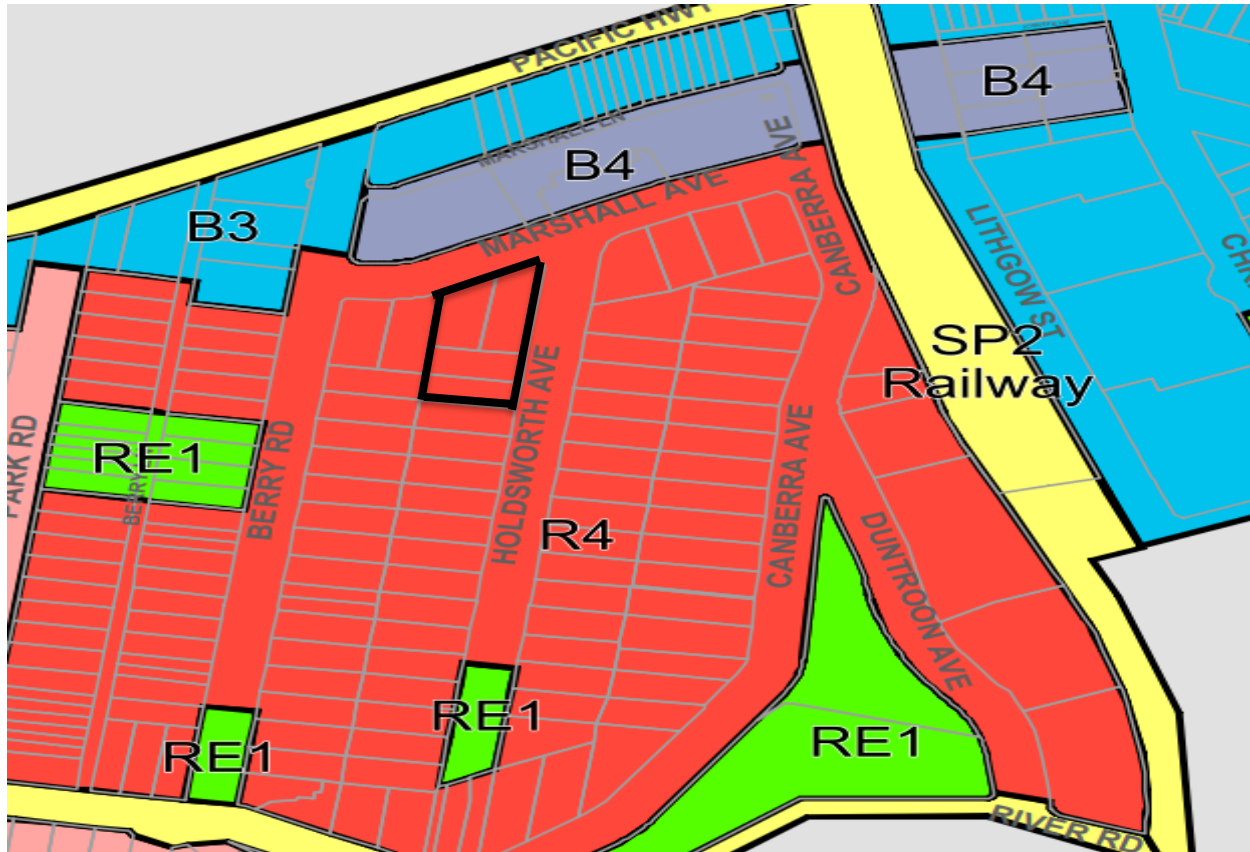


Figure 5. LCLEP2009 Zoning Map (Source: NSW Legislation, 2024)

The objectives of the R4 High Density Residential zone include:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a high concentration of housing with good access to transport, services and facilities.
- To ensure that the existing amenity of residences in the neighbourhood is respected.
- To avoid the isolation of sites resulting from site amalgamation.
- To ensure that landscaping is maintained and enhanced as a major element in the residential environment.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

Within the R4 High Density residential zone, the following development is permitted without consent:

- *Nil*

Within the R4 high Density residential zone, the following development is permitted with consent:

- *Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; **Residential flat buildings**; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage*

Permissibility is addressed under the original DA187/2021 and residential flat buildings are permitted with consent in the zone. The proposed alterations and additions to the approved residential flat building will meet the objectives of the R4 High Density Zone. The inclusion of affordable housing will particularly allow the approved residential flat building to provide a variety of housing types within a high-density environment. The alterations and additions will not inhibit surrounding land uses that provide facilities or services to meet the day to day needs of residents. The subject site is located within a close vicinity to transport options and the proposal will not detract from the amenity of the surrounding neighbourhood. Additionally, the proposal will not result in the isolation of any site and significant landscaping is proposed which will enhance the surrounding high density area.

### 4.3.1.2 Development Standards

**TABLE 8** outlines the developments consistency and compliance with the relevant development standards and controls under LCLEP2009. It is noted that the FSR and height provisions contained in the LCLEP2009. are overridden by the Housing SEPP requirements, in accordance with Section 8, Chapter 1 of the Housing SEPP.

TABLE 8. DEVELOPMENT STANDARDS	
Clause	Comment
<b>Part 4 Principal development standards</b>	
Clause 4.1 – Minimum Lot Size	The subject site is not subject to a minimum lot size under LCLEP2009, the total site area is noted as 2,631m <sup>2</sup> and therefore is compliant.
Clause 4.3 – Height of Buildings	Pursuant to Clause 4.3 the subject site is subject to maximum building height of 9.5m. However, as afforded by Part 7 of LCLEP2009 the subject site is eligible for an incentivised building height of 44, subject to the satisfaction criteria held within that Part of LCLEP2009. This was facilitated and approved under <b>DA187/2021</b> .





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

**TABLE 8. DEVELOPMENT STANDARDS**

Clause	Comment
	Within this DA, the proposal seeks to utilise the increased building height provisions as afforded by Chapter 2 of Housing SEPP. These provisions allow a 30% height increase subject to satisfaction of certain design criteria. This is addressed at section 4.3.8 of this SEE. The residential flat building possesses a building height of 56.85m and is compliant with provisions under the Housing SEPP that allow the increased height of 57.2m.
Clause 4.4 – Floor Space Ratio	<p>The subject site is eligible for an incentivised floor space ratio of 3.45:1 subject to the proposed development satisfying certain criteria within Part 7 of LCLEP2009. The residential flat building was approved with this increased FSR under <b>DA187/2021</b>.</p> <p>The proposal seeks to utilise the bonus FSR afforded under Chapter 2 of Housing SEPP. These provisions allow a 30% increase in FSR subject to compliance with certain criteria, this is discussed at Section 4.3.2 of this SEE. The residential flat building exhibits a floor space ratio of 4.485:1 and is compliant with relevant criteria.</p>
Clause 4.6 – Exceptions to development standards	No Clause 4.6 variations are sought under this DA.
<b>Part 5 Miscellaneous provisions</b>	
Clause 5.10 – Heritage	The subject site does not possess any heritage items.
<b>Part 6 Additional local provisions – generally</b>	
Clause 6.1A – Earthworks	Matters pertaining to earthworks were addressed under the original DA ( <b>DA187/2021</b> ). It is noted that the proposed alterations and additions include a minor alteration to the basement footprint to facilitate additional parking. The increase is minimal as it includes a 3m extension on the Holdsworth Avenue frontage. .
<b>Part 7 Additional local provisions – St Leonards South Area</b>	
Clause 7.1 Development on land in St Leonards South Area	<p>The proposal satisfies the objectives listed under subclause (1) in providing communal open space, high quality landscaped areas, efficient pedestrian and traffic circulation, a variety of dwelling types and the amalgamation of land to prevent isolation of lots.</p> <p>Subclause (3) refers to the consent authority granting consent to a building which contravenes the base FSR and height of building controls within Part 4 of the LCLEP2009 through implementing the permitted incentive FSR and height of building. This</p>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

**TABLE 8. DEVELOPMENT STANDARDS**

Clause	Comment
	<p>proposed alterations and additions exceeds the limits imposed by the incentive height of buildings and incentive floor space ratio maps, however this is facilitated through in-fill affordable housing provisions contained within Chapter 2 of the Housing SEPP.</p> <p>The proposed development complies with Subclause (4) as follows:</p> <ul style="list-style-type: none"><li>(a) 1- bedrooms: 24%</li><li>(b) 2- bedrooms: 42.5%</li><li>(c) 3- bedrooms: 25.8%</li><li>(d) The proposed development will provide appropriate building setbacks to facilitate communal open space between buildings.</li><li>(e) The subject site presents an area of 2,631m<sup>2</sup>, compliant with the minimum site area requirements.</li><li>(f) The proposal will provide 21 dwellings for the purpose of affordable housing.</li><li>(g) Dedicated public open space, exhibiting a total area of 400m<sup>2</sup> is proposed fronting Marshall Avenue;</li><li>(h) The subject site is not required to provide a pedestrian link or roads, therefore no further consideration is required.</li></ul>
<p>Clause 7.2 – Minimum site area requirements</p> <p>The subject site is identified as Area 12. Pursuant to Clause 7.2, the minimum prescribed site area is 2,500m<sup>2</sup>.</p>	<p>The subject site presents an area of 2,631m<sup>2</sup>, compliant with the minimum site area requirements.</p>
<p>Clause 7.3 – Minimum affordable housing requirements</p> <p>The subject site is identified as Area 12 and has a minimum requirement of 2 affordable dwellings.</p>	<p>The principle DA187/2021 as amended currently provides 2 affordable housing apartments. This proposal will subsequently provide 21 additional dwellings for the purpose of affordable housing, satisfying the requirement of 2 dwellings.</p>
<p>Clause 7.4 – Minimum recreation area and community facility requirements</p> <p>The subject site is identified as Area 12 has a minimum</p>	<p>The proposal retains the provision of a dedicated public open space area measuring 400m<sup>2</sup> fronting Marshall Avenue.</p>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

**TABLE 8. DEVELOPMENT STANDARDS**

Clause	Comment
requirement of 400m <sup>2</sup> of recreational area.	
Clause 7.6 Design Excellence – St Leonards South Area	<p>Clause 7.6 of LCLEP 2009 aims to deliver the highest standard of architectural, urban and landscape design St Leonards South Area:</p> <ul style="list-style-type: none"><li>▪ The proposal has been designed to a high standard through appropriate siting, orientation and material selection. It is considered the proposal will be a benchmark for future development within the St Leonards South Area;</li><li>▪ The proposed built form has been designed to positively respond to the public domain, and will contribute to active public areas;</li><li>▪ The future development will not detrimentally impact on view corridors;</li><li>▪ The proposed development satisfies the requirements of the LCDCP2010 (refer to <b>APPENDIX 1</b>);</li><li>▪ The Subject site has been zoned to accommodate high density residential development, and the built form and scale of the proposal is generally consistent with the relevant planning controls applicable to the subject site. Therefore, the subject site is considered to be suitable for the proposed development;</li><li>▪ The proposed development is permitted with consent under the prescribed R4 zone. The proposal is considered to meet the relevant objectives of the R4 zone and is compatible with and has been designed in consideration of surrounding development;</li><li>▪ The proposed development will not result in undue heritage impacts, nor will it result in streetscape constraints;</li><li>▪ The proposed development will provide an architecturally designed residential flat building, that will contemplate surrounding development and the desired future character of St Leonards South Precinct;</li><li>▪ The proposed built form has been designed to provide a more sympathetic interface with Marshall Avenue and Holdsworth Avenue;</li><li>▪ The proposed development has been designed to achieve the relevant provisions for ecologically sustainable development;</li><li>▪ The landscape design delivers opportunities for community interaction, across the public open space and green spine.</li></ul> <p>Further assessment of how the proposal demonstrates design excellence at <b>APPENDIX 16</b> of this SEE.</p>



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

### 4.3.2 Lane Cove Development Control Plan 2010

The LCDCP2010 provides detailed planning and design guidelines to support the planning controls of the LCLEP2009. An assessment of the proposal against the relevant sections of the LCDCP2009 is provided at **APPENDIX 1** of this SEE.

## 4.4 DEVELOPMENT CONTRIBUTIONS

The St Leonards South Precinct Section 7.11 Development Contributions Plan applies to the subject site, this plan was adopted by Council 20 April 2022. It is acknowledged that a condition will be included to deal with the 7.11 contributions for the additional dwellings.

The Applicant had entered/offer to enter into a Panning Agreement in accordance with the original development consent. These matters are separate to and unaltered by this proposal.

The Housing and Productivity Contribution (HPC) has repealed the previously applicable St Leonards and Crows Nest Special Infrastructure Contribution. It is noted that Council will condition the required HPC contribution levy where applicable as a prior to the issue of construction certificate. It is noted that the HPC does not apply to affordable housing and therefore the contribution will only be applicable to non-affordable housing apartments proposed within this DA.

## 4.5 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the subject site



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

## PART E LIKELY IMPACTS OF THE DEVELOPMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

### 5.1 CONTEXT AND SETTING

The proposed development appropriately presents a high-density residential development that responds to both the physical and natural environment. The density increases afforded for the provision of affordable housing now forms part of the desired future character of development within the Precinct which is reflected by the number of applications that have been recently approved and/or under assessment. The proposal presents a development outcome which is consistent with the vision and character of development as envisaged through the Housing SEPP. The additional built form maintains the integrity of the original development and is consistent with the desired future character of the St Leonards South area and is of a similar nature to surrounding developments whom have been afforded the increased FSR and height provisions under the Housing SEPP through development consent issued by Lane Cove Council.

The built form, height and scale of the additional built form proposed under this application has been resolved by a thorough evaluation of the subject site's surrounding context. The built form is of a similar nature to surrounding development, and in keeping with the character of St Leonards South. The proposal presents a high quality designed residential flat building that responds to and enhances localised street and precinct wide character. The proposal is largely compliant with all design criteria within the ADG except for a minor variation to building separation which was endorsed under the original DA,

Surrounding sites within the St Leonards South Precinct are seeking to or have already uplifted and increased apartment provision, floor space and building height through the bonuses afforded by Chapter 2 of the Housing SEPP. Under DA33/2024, the Sydney North Planning Panel endorsed a 30% increase to building height and a 27.3% increase to FSR for the approved residential flat building at 13-19 Canberra Avenue, St Leonards. The site at 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road has been an issued a SEARS by the Department of Planning, Housing & Infrastructure for SSD-69615233 with an EIS currently being prepared.

It is therefore evident that the proposal's uplift will be within the character and exhibit a similar built form to that of surrounding high density residential developments. Further discussion in regard to built form is provided in the Design report **APPENDIX 16** of this SEE.

#### 5.2.1 Height

The proposed development is compliant with the maximum height limit of 57.2m. As detailed within Part D of this SEE, the height limit is afforded by a 30% increase to the incentivised height limit under LCLEP2009 in accordance with the in-fill affordable housing provisions under Chapter 2 of the Housing SEPP. The proposal will exhibit a height similar to that of surrounding developments within the St Leonards South Precinct.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

### 5.2.2 FSR

The proposed development is compliant with the maximum FSR of 4.485:1. As detailed within Part D of this SEE, the FSR is afforded by a 30% increase to the incentivised FSR under LCLEP2009 in accordance with the in-fill affordable housing provisions under Chapter 2 of the Housing SEPP. The proposal will provide an FSR similar to that of surrounding developments within the St Leonards South Precinct.

### 5.2.3 Landscaping

The proposed development includes minor changes to landscaping schedule originally approved under DA187/2021. This is a requirement of Council's landscaping section and in response to the 3m encroachment of basement levels B2-B4 into the Holdsworth Avenue setback. These requirements are listed below:

- The top of the basement slab is designed with directional fall to the street.
- Appropriate subsoil drainage is incorporated.
- Planting areas are to finish at ground level with each planter area providing 40m<sup>3</sup> of soil volume specified by a soil scientist with the area utilising a structural root cell system such as Stravault by Citygreen or approved equal. Permeable paving shall be installed in all ground level courtyards.
- The tree species to be planted is to be changed from *Tristaniopsis luscious* to 100ltr *Elaeocarpus eumundi* to produce greater scale to the planting within the restricted areas provided.

These requirements have been considered and reflected in the landscape plans at **APPENDIX 3** of this SEE.

## 5.2 TRAFFIC & TRANSPORT

A Traffic and Parking Assessment has been prepared by MLA Transport Planning in support of the proposed development and is located within **APPENDIX 15** of this SEE. The purpose of this report is to assess the potential traffic implications of the proposed development as well as assess the vehicle access, internal circulation and servicing provisions.

### 5.3.1 Traffic Generation

The Traffic and Parking Assessment submitted with the DA has provided an assessment of the anticipated traffic generated by the additional apartment proposed and its effect upon surrounding sites and the surrounding road network. It is noted that this proposal will result in 17 vehicular trips per hour in the morning peak period and 8 vehicular trips per hour in the evening peak period. This level of traffic generation is considered low given that existing traffic flows within the precinct on roads such as the Pacific Highway are at approximately 3,500 vehicular trips per hour. The traffic and parking assessment also noted that the increase to traffic generation as a result of this proposal is only 4 vehicular trips per hour.

It is therefore shown that traffic generation as a result of this proposal is minimal and that no negative impacts upon the surrounding road network and sites is expected to occur.

### 5.3.2 Parking



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

The proposed development includes an increase in apartment provision which therefore triggers the requirement for greater parking. The proposed development provides 146 parking spaces which is compliant with the Housing SEPP requirements of 118 spaces.

### 5.3.3 ACCESS AND LOADING

The proposal does not intend to alter any of the approved access and loading arrangements approved under **DA187/2021**.

### 5.3 STORMWATER & EROSION & SEDIMENT CONTROL

OSD has been included in the proposal to control stormwater discharge from the subject site. A 57.1m<sup>3</sup> volume tank is proposed to be constructed on the ground floor. Discharge from the tank will be routed through a OceanGuard Basket at the final discharge pit prior to being discharged to Council's drainage system along Holdsworth Avenue.

Erosion and sediment control measures will be installed and maintained in accordance with the requirements of Council and the 'Blue book'. An Erosion and Sediment Control Plan has been included in the Stormwater Plans provided in **APPENDIX 6** of this SEE.

### 5.4 CONTAMINATION

Matters pertaining to contamination were adequately addressed under **DA187/2021**. A DSI was submitted with the DA which made recommendations to ensure the Subject site will be suitable for the approved residential flat building. The proposed alterations and additions to the residential flat building will not compromise or alter the arrangements endorsed under **DA187/21**.

### 5.5 VISUAL AMENITY

The proposed development exhibits a high standard of design and ensures that the residential flat building complements the surrounding developing character of the St Leonards South Precinct. The proposal has been designed in accordance with the objectives of both the ADG and the LCDCP2010, including solar access, natural ventilation, landscaping and visual/acoustic privacy. Refer to the ADG Design Statement provided with the DA at **APPENDIX 16** of this SEE for detailed discussion.

### 5.6 WASTE

A Construction & Demolition Waste Management Plan & Operational Waste Management Plan have been prepared by Elephants Foot Consulting and are included in **APPENDIX 10 and APPENDIX 11** of this SEE. The Construction & Demolition Waste Management Plan outlines the procedures for waste and materials that are to be implemented during the demolition and construction phase of the proposal.

The Operational Waste Management Plan outlines the strategy for managing ongoing operational waste for the proposal in accordance with LCDCP2010.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

### 5.7 BUILDING CODE OF AUSTRALIA

The alterations and additions to the approved residential flat building have designed in accordance with the Building Code of Australia. A BCA Assessment Report prepared by Jensen Hughes Pty Ltd provided at **APPENDIX 14** of this SEE. The report outlines design requirements which are to be considered and addressed at construction stage that will ensure the building is fully compliant.

### 5.8 ACCESSIBILITY

A statement of compliance regarding access for people with a disability has been submitted with the DA and provided at **APPENDIX 13** of this SEE. Prepared by Accessible Building Consultants, the statement concludes that the building can be made suitable and fully compliant with provisions of the BCA relating to access for people with a disability.

### 5.9 SAFETY AND SECURITY

Matters pertaining to the satisfaction and enforcement CPTED principles have ultimately been addressed and satisfied under the original DA. This proposal, in providing additional apartments and storeys does not inhibit the application of CPTED principles within this development.

Regarding Principle 1: Surveillance, enhancement of natural surveillance from additional balcony provision is evident. The proposal will increase crime deterrence as well as security within the public domain. The St Leonards South Precinct will only serve to benefit from the proposal, as safer public space creates greater social interaction thus cultivating a lively and safe precinct for pedestrians. The ADG Design Statement provided at **APPENDIX 16** of this SEE includes further discussion on Safety and Security.

### 5.10 SUITABILITY OF SITE FOR DEVELOPMENT

The suitability of the subject site for the development has been established through the approval of **DA 187/2021**. The site suitability for the provision of additional built form has been established through the Housing SEPP identification as being within an “accessible area”, being 450m walking distance from St Leonards Railway Station. The subject site is located within an established but transforming residential area and is zoned R4 High Density Residential pursuant to the LCLEP2009. The proposal supports the use of the subject site for the purpose of a residential flat building which is consistent with the zoning of the subject site and the surrounding context.

Having regard to the characteristics of the context and locality, the subject site is considered suitable in accommodating the proposed redevelopment for the following reasons:

- The proposal will contribute to a vibrant new neighbourhood;
- The development of the Subject site for residential purposes will assist in achieving housing targets and housing diversity;





## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

- The subject site is capable of being developed in a manner that will minimise impact to the natural, artificial, and environmental qualities of the Site and neighbouring Sites, with any impacts appropriately managed and mitigated;
- The proposal includes the provision of high quality landscaping, public domain, and is within close proximity to public open space.
- The proposal will satisfy the objectives of the R4 High Density Residential zone through the provision of the housing needs of the community within a high-density residential environment and a diverse range of high density residential housing typologies. Overall, the proposal is contextually appropriate to the subject site and its surrounds.

Accordingly, the subject site is considered to be suitable for the proposal and is consistent with the aims and objectives of the R4 zone. The subject site is therefore considered to be suitable for the proposal.

### 5.11 SUBMISSIONS

Should any submissions be received in relation to the proposal, the Applicant will address them accordingly at the request of the Council

### 5.12 THE PUBLIC INTEREST

The proposal is considered to be in the public interest as it will increase the supply and choice of housing in the locality and will result in an overall improvement in the residential housing stock in the locality.

Overall, the proposed is in the public interest as it will achieve the following:

- Contribute to the urban renewal and transformation of the St Leonards South Precinct;
- Provide opportunities of greater housing choice in the Lane Cove LGA;
- Contribute to increasing housing affordability within the St Leonards South Precinct and the city as a whole; and
- Provide a development outcome that is compatible with the existing and emerging residential areas that is a permissible land use and consistent with the land use zone objectives.

The proposal will have no adverse impact on the public interest and is in accordance with the aims and objectives of the LCLEP2009 and LCDCP2010. Therefore, the development is considered to be in the public interest.



## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to an approved Residential Flat Building  
3 Holdsworth Avenue, St Leonards

---

## PART F CONCLUSION

The purpose of this SEE has been to present the proposed alterations and additions to the approved residential flat building for 3 Holdsworth Avenue and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

The proposal has been prepared after taking into consideration the following key issues:

- The development history of the subject site;
- The context of the subject site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act;
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments; and

The proposal is considered to warrant a favourable determination for the following reasons:

- It is permissible with development consent and consistent with the objectives of the R4 High Density Residential zone;
- The proposal results in the delivery of 120 high quality residential apartments in a highly accessible location within the St Leonards South Precinct;
- The proposal results in the provision of 21 high quality affordable housing apartments
- Incorporates appropriate building envelope, building footprint, layout, heights and setbacks;
- It is appropriate within the context of the subject site and surrounding locality;
- The proposal is in the public interest as it will enhance the amenity and environment of the local area through the provision of high quality residential accommodation;
- It represents a suitable and appropriate development as assessed against the relevant heads of consideration under Section 4.15 of the EP&A Act;
- The development shall not create any adverse amenity impacts on the surrounding sites or public domain; and
- Compliance with the relevant provisions of the Housing SEPP, LCEP2009 and is generally achieved.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this SEE, the matters for consideration under Section 4.15(1) of the EP&A Act have been satisfactorily addressed.

In light of the merits of the proposal and in absence of any significant environmental impact, the proposal warrants support by Council.

