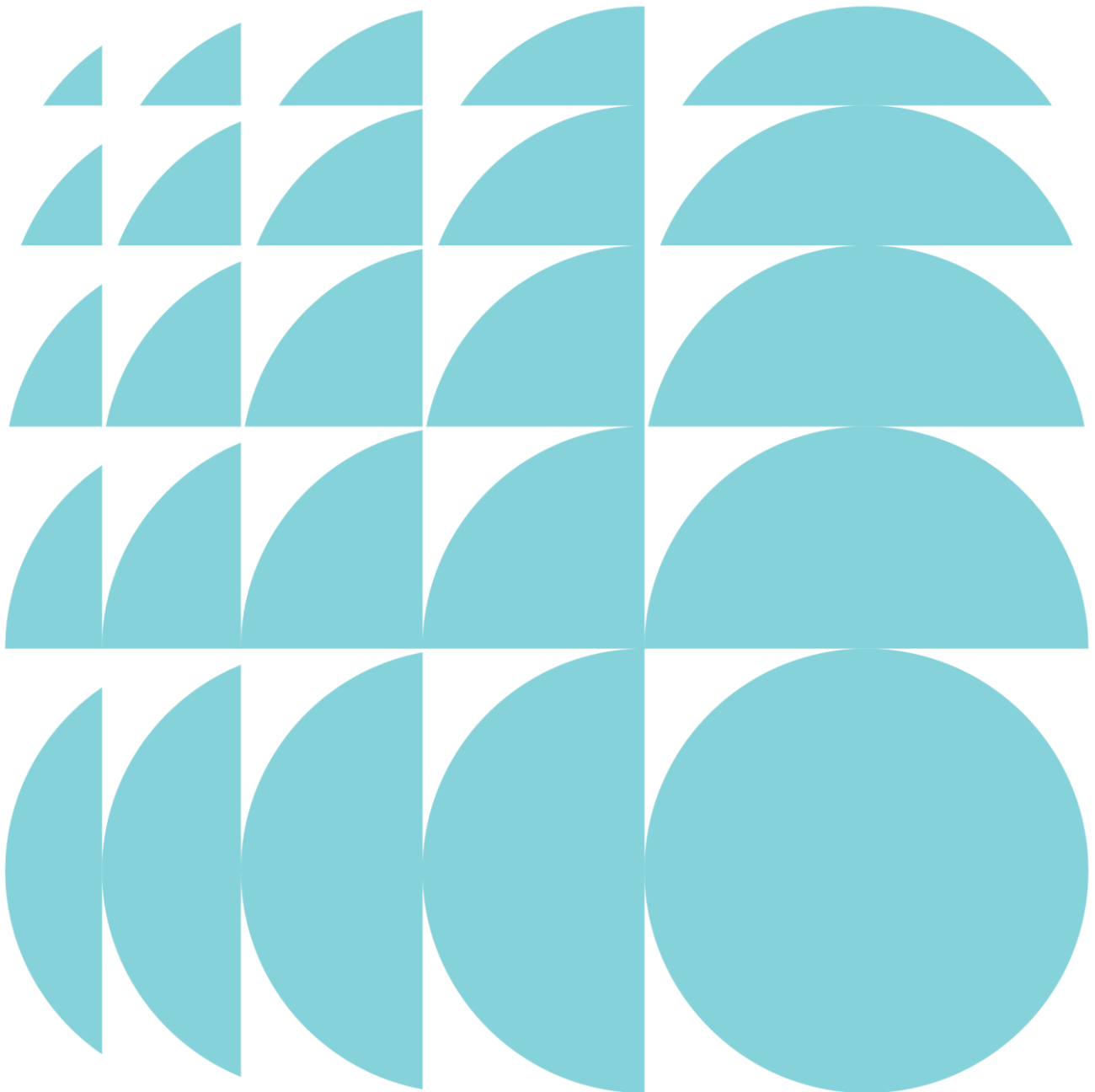


Statement of Environmental Effects

23 Dalcassia Street, Hurstville
Salvation Army Hurstville Corps
Community Project

Submitted to Georges River Council
On behalf of The Salvation Army

30 September 2020 | 2200528



Contents

1.0	Introduction	4
2.0	Background	6
2.1	The Salvation Army	6
2.2	Pre-Lodgment Consultation	6
3.0	Site Analysis	7
3.1	Site Location and Context	7
3.2	Site Description	8
3.3	Surrounding Development	11
4.0	Description of Proposed Development	14
4.1	Numerical Overview	16
4.2	Demolition	17
4.3	Mixed Use Facility	17
4.4	Subdivision	18
4.5	Landscaping	18
5.0	Planning Assessment	19
5.1	Environmental Planning Instruments	19
5.2	Development Control Plans	20
5.3	Key Issues	21
5.4	Other Impacts of the Development	26
5.5	Suitability of the site for the development	26
5.6	Public Interest	26
6.0	Conclusion	28

Contents

Figures

Figure 1	Render of the proposed development	5
Figure 2	Location Plan	7
Figure 3	Aerial Photo with Surrounding Context	8
Figure 4	The Main Hall at 24 Bond Street	9
Figure 5	Vacant House at 22 Bond Street	9
Figure 6	Demountable building at the rear of 22 Bond Street	10
Figure 7	The Admin and Money Care Building from Dora Street	10
Figure 8	Development to the North	11
Figure 9	Development to the East	11
Figure 10	Development to the south	12
Figure 11	Heritage listed terraces to the West	12
Figure 12	Extract of Hurstville LEP Heritage Map	13
Figure 13	Render of the proposed development from Bond Street	14
Figure 14	Render of the proposed development from Dora Street	15
Figure 15	Renders of the proposed development from Dora Street	15
Figure 16	Extract of the Demolition Plan	17
Figure 17	Proposed Subdivision Plan	18
Figure 18	West Elevation	22
Figure 19	Aerial illustrating the completion of the midblock subdivision line	23
Figure 20	Shadow impact at 21 June at 1pm and 2pm	23
Figure 21	20 Bond Street	24
Figure 22	Typical level illustrating the strong protection of privacy to the east	24

Tables

Table 1	Key development information	16
Table 2	Summary of consistency with State Environmental Planning Policies	19
Table 3	Assessment against Hurstville Local Environmental Plan 2012	19
Table 4	Assessment against Draft Georges River Local Environmental Plan 2020	20
Table 5	Assessment against Hurstville DCP 1	20
Table 6	Summary of other technical assessments	26

Contents

Appendices

- A** Architectural Drawings and Design Report
Integrated Design Group
- B** Survey Plan
LTS Lockley
- C** Landscape Drawings
Mara Consulting
- D** Heritage Impact Statement
Weir Phillips
- E** Arborist Report
Tree IQ
- F** Stormwater Report
Cardno
- G** Plan of Management
The Salvation Army
- H** Traffic and Parking Report
TTPA
- I** Social Impact Assessment
Ethos Urban
- J** Legal Opinion regarding Permissibility
Holding Redlich
- K** Waste Management Plan
MRA Consulting Group
- L** Access Report
Cheung Access
- M** BASIX Certificate
Northrop
- N** DA Cost Report
Mitchell Brandtman

1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared for submission to Georges River Council in support of a Development Application (DA) for The Salvation Army's Hurstville Corps Community Project at 23 Dalcassia Street, Hurstville (the site) (also known as 22-24 Bond Street). The project is an initiative of the Salvation Army as part of its mission to provide critical outreach and support where it is needed most to improve physical, emotional and spiritual health of the community.

The DA seeks approval for:

- The demolition of the existing Salvation Army Hurstville Corps building at 24 Bond Street, and the house and demountable structure at 22 Bond Street;
- The construction and use of a new mixed use facility for church and community purposes comprising;
 - two storeys of community facilities including ancillary café, offices and a place of public worship;
 - five storeys of residential apartments containing 27 apartments to house people within the Salvation Army's housing continuum;
 - associated basement car parking; and
- Torrens subdivision of the site in to two separate allotments fronting Dalcassia Street and Bond Street.

This SEE has been prepared by Ethos Urban for and on behalf of The Salvation Army, and is based on the Architectural Plans provided by Integrated Design Group (see **Appendix A**) and other supporting technical information appended to this report (see Table of Contents).

This report describes the site and its environs together with the proposed development. The document also provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Hurstville LEP and DCP as well as the relevant State Environmental Planning Policies;
- It will deliver a range of important community uses and social services that specifically seek to meet the needs of the Georges River community and broader Sydney Community, specifically;
 - The expanded provision of important community facilities and services on the site, which will enable increased provision of services to people experiencing disadvantage, along with members of the wider community; this includes financial assistance, mental and social support services and training and learning opportunities.
 - The provision of safe and secure, high quality housing on the site, including housing for people experiencing disadvantage and homelessness, for whom this housing will make a tangible impact on their quality of life, wellbeing and access to opportunity, both in the short term and over the longer term.
 - Enabling the ongoing growth and viability of The Salvation Army as a critical provider of a range of services, support mechanisms and care for the community – the need for which is growing significantly at a time of economic hardship and recession impacting many people's lives.
- Supporting technical studies which accompany this DA confirm that the environmental impacts associate with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.



Figure 1 **Render of the proposed development**

Source: IDG

2.0 Background

2.1 The Salvation Army

The Salvation Army Australia (the Salvos) is an international Christian movement, united by faith and giving hope where it's needed most. Across Australia – in cities, country towns and rural communities – their work touches every demographic and age group.

The Salvos provides critical outreach and support to improve physical, emotional and spiritual health. Through the work they undertake and the current environment, they are experiencing an increasing need in the community for our broad range of services including housing, counselling, education, training, nourishment and other social programs.

The Hurstville Corps currently has active English and Chinese congregations which meet regularly on the site, and who support a range community services ministries, such as Salvos Connect (Financial Assistance) and Money Care. Given its strategic location, demand for services, and capacity to accommodate greater density, the Salvo's have identified its Hurstville Corps site as being suitable for redevelopment to meet a range of identified community purposes. This project seeks to realise that ambition and will deliver a new Hurstville Corps that can serve the Georges River community and broader Sydney community.

2.2 Pre-Lodgment Consultation

The project team met with representatives of Council's project team on the 18 September to discuss the project. The feedback provided at the meeting has been incorporated into the proposal where possible.

3.0 Site Analysis

3.1 Site Location and Context

The site is located at 23 Dalcassia Street, Hurstville within the Georges River Council Local Government Area.

The site sits at the northern part of the Hurstville town centre approximately 400m from Hurstville train station. The site is located directly to the north of the Hurstville Library and Hurstville Private Hospital across Bond Street both 7-8 storeys, these are at the transition between the urban core to the residential precinct to the north, which is characterised by 3-4 storey residential flat buildings.

The site's locational context is shown at **Figure 2**.



Figure 2 Location Plan

Source: IDG

3.2 Site Description

The site is legally described as Lot 1 in DP 586989 and has an area of 1,679m². The land is owned by The Salvation Army (NSW) Property Trust. It is irregular in shape, with a primary frontage to Bond Street of approximately 27m and secondary frontages to Dora Street of 80m and Dalcassia Street of 15m. A survey plan is located at **Appendix B**, an aerial photo of the site is shown at **Figure 3**.

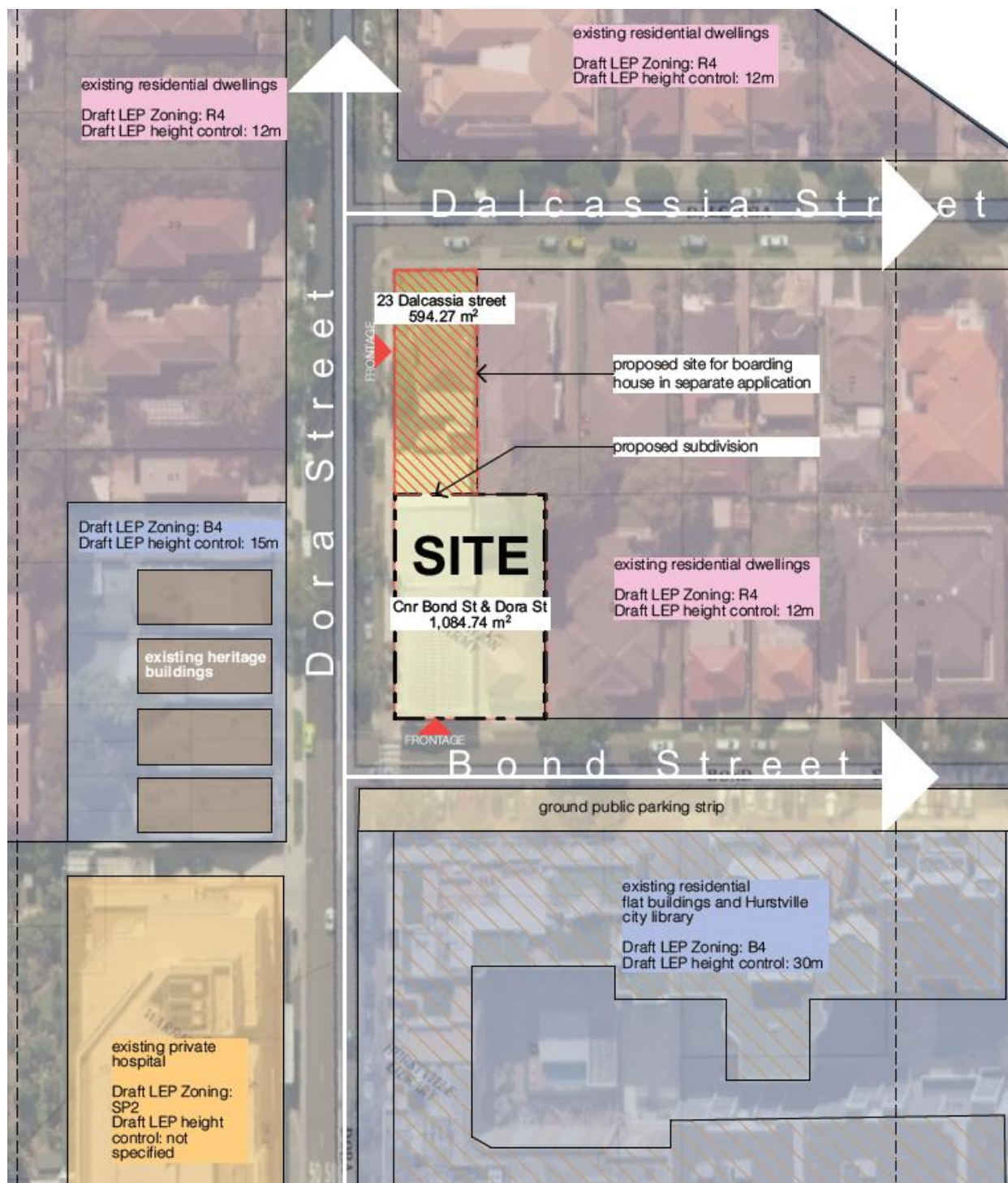


Figure 3 Aerial Photo with Surrounding Context

Source: IDG

The existing development on the site comprises:

- 24 Bond Street: The Corps building which supports the Salvos community operations including a place of public worship with 250 capacity hall and associated meeting spaces (see **Figure 4**).
- 22 Bond Street: A vacant house with a demountable building at the rear which is used as part of the place of public worship (see **Figures 5 and 6**).
- 23 Dalcassia Street: A house which is used as administration offices for the Corps and a Money Care, a financial advisory community service (see **Figure 7**).

All the buildings on the site are in relatively poor condition. The site is not heritage listed or within a heritage conservation area.

There is no existing vegetation, with the exception of the landscape setback of the former house fronting Dalcassia Street, which comprises lawn and 2 small shrubs.

There are various vehicle entries to the site with two on Dora Street, and another on Bond street with informal parking for approximately 6 cars.



Figure 4 The Main Hall at 24 Bond Street



Figure 5 Vacant House at 22 Bond Street



Figure 6 Demountable building at the rear of 22 Bond Street



Figure 7 The Admin and Money Care Building from Dora Street

3.3 Surrounding Development

The following development surrounds the site:

- To the north of the site is Dalcassia Street and the residential flat building at 20-24 Dalcassia Street (see **Figure 8**). Further to the north is Hurstville Oval.



Figure 8 Development to the North

- To the east is a 3 storey residential flat building with associated landscaping and parking known as 18 Bond Street (see **Figure 9**). The building comprises 8 apartment and has its vehicle access hard against the length of the adjoining boundary with the pedestrian access on the opposite boundary of the adjoining site.



Figure 9 Development to the East

- To the south is the 7 to 8 storey mixed use development known as 12-22 Dora Street which includes Hurstville Library and 124 residential apartments (see **Figure 10**). To the south west is the Hurstville Private Hospital.



Figure 10 Development to the south

- To the west is a row of 4 heritage listed (Ref: I110) semi-detached Victorian Terraces at 33-47 Dora Street which are used for commercial purposes (see **Figures 11-12**). These items are of local heritage significance and are addressed further as part of the Heritage Impact Statement, prepared by Weir Phillips at **Appendix D**. Further north and to the west is a mixture of houses and 3-4 storey residential flat buildings.



Figure 11 Heritage listed terraces to the West

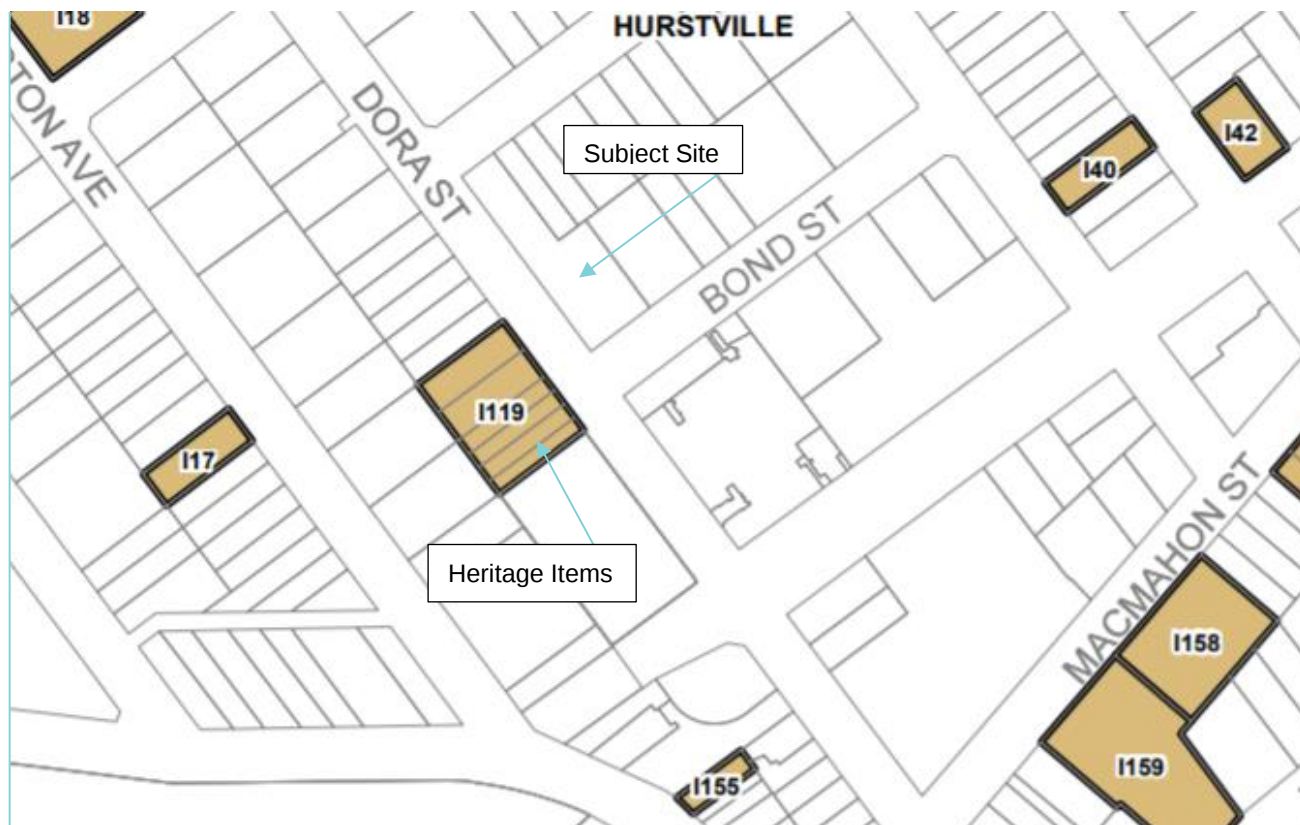


Figure 12 Extract of Hurstville LEP Heritage Map

4.0 Description of Proposed Development

This DA seeks approval for the following development:

- The demolition of the existing Salvation Army Hurstville Corps building at 24 Bond Street, and the house and demountable structure at 22 Bond Street;
- The construction and use of a new mixed use facility for church and community purposes comprising;
 - two storeys of community facilities including ancillary café, offices and a place of public worship;
 - five storeys of residential apartments containing 27 apartments to house people within the Salvation Army's housing continuum;
 - associated basement car parking; and
- Torrens subdivision of the site in to two separate allotments fronting Dalcassia Street and Bond Street.

Architectural Drawings and a Design Report prepared by IDG are included at **Appendix A**. Renders of the proposed development are shown at **Figure 13-15**.



Figure 13 Render of the proposed development from Bond Street

Source: IDG



Figure 14 Render of the proposed development from Dora Street

Source: IDG



Figure 15 Renders of the proposed development from Dora Street

Source: IDG

4.1 Numerical Overview

The key numeric development information is summarised in **Table 1**.

Table 1 Key development information

Component	Proposal
Site area	1,679m ²
Proposed lot size	Bond Street Lot: 1,085m ² Dalcassia Street Lot: 594m ²
GFA Existing Proposed	2,922m ² 167 (indicative) 2,755m ²
FSR	1.74.:1 (New development 2.54:1 based on proposed subdivision)
Maximum Height	28.8m to the top of the lift overrun (24.5m to the roof terrace level)
Minimum Ground Level Setbacks - North - South (Bond Street) - East - West (Dora Street)	3m 3m 3m 3m
Minimum Upper Level Setbacks - North - South (Bond Street) - East - West (Dora Street)	6m 4.5m 6m 2.25m
Apartments	27
Apartment Mix - Studio 1 bedroom 2 bedroom 3 bedroom	18 0 4 5
Total Car spaces - Community - Residential - Café/Visitors - Visitors	48 20 21 3 4
New Deep Soil Area	201m ² (18.5% on the development site)

4.2 Demolition

The proposed development seeks approval for the demolition of:

- Salvation Army Hurstville Corps building at 24 Bond Street; and
- the vacant house and demountable structure at 22 Bond Street;

The existing one storey building fronting Dalcassia Street will remain. An extract of the demolition plan is provided at **Figure 16**.

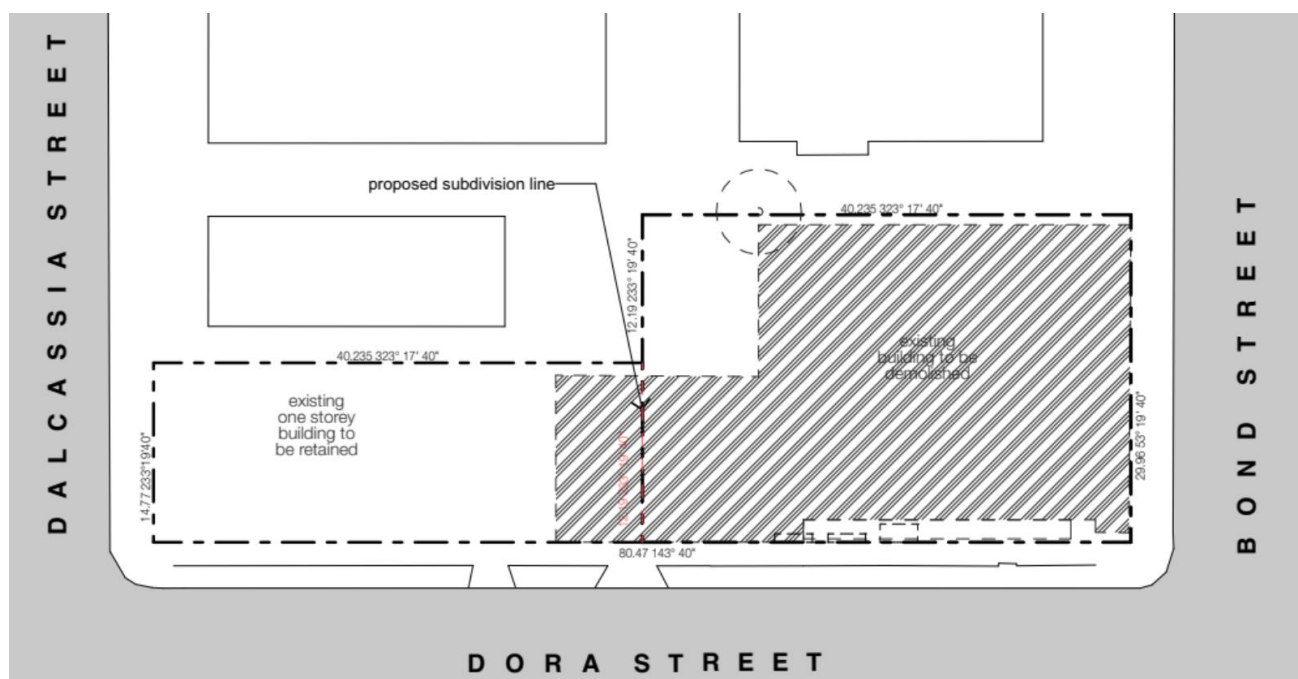


Figure 16 Extract of the Demolition Plan

4.3 Mixed Use Facility

4.3.1 Corps Levels

The ground and first level of the building will be used by the Corps and comprises a range of uses that fall within the Salvation Army's overarching church and community purpose use, including a café, offices and community support services, community meeting rooms, a worship hall (place of public worship) and associated amenities.

The worship hall area will have capacity for 160 people. A Plan of Management has been prepared by the Salvation Army (see **Appendix G**), for the proposed Corps Levels. The typical hours of operation across the site will be 9am – 6pm, Sunday to Friday but noting that approval is sought for use of the site seven days a week. During the week their will typically be between 2 – 15 people on site, with Sunday being the peak day with up to 160 people.

20 basement car parking spaces have been provided for the Corps uses.

4.3.2 Residential

The five levels of residential uses above the Corps Levels, comprise a mix of studios, 2 and 3 bedroom units. The accommodation is intended to house people within the Salvation Army's housing continuum and therefore forms part of its community purpose. This includes a diverse range of users that might be experiencing disadvantage based on need at the time and could include everything from crisis housing for individuals and families through to market rentals. The flexibility is important for the Salvo's to enable it to meet the needs of the community at any point in time whilst also providing on-going revenue to support the community services it provides as a charitable organisation.

21 basement car parking spaces (including 4 visitor spaces) have been provided for the residential apartments.

4.4 Subdivision

The site will be Torrens title subdivided into two lots (see **Figure 17**). The subdivision creates a lot for the proposed development occurring at 22-24 Bond Street (1,085m²), and a lot for the part of the existing building fronting 23 Dalcassia Street to enable redevelopment or sale of that land for another purpose in the future (594m²). The necessary services connections will be undertaken so that each lot is separately serviced.



Figure 17 Proposed Subdivision Plan

4.5 Landscaping

Landscape plans have been prepared for the site by Mara Consulting (see **Appendix C**). The plans provide a variety of landscape spaces for the future users and occupants of the building.

- Deep soil landscape zones are proposed at ground level around the northern and western frontages in order to provide dense landscaping for the adjoining properties
- Additional soft landscaping include deep soil areas are provided along the Dora Street and Bond Street frontages to soften the building within the street, as well as providing hard paved areas to support outdoor dining from the café and movement into the building.
- Two separate communal rooftop terraces have been provided on levels 6 and 7 of the building for the residents. Landscaping has been proposed along the northern and eastern edges of the proposal to encourage separation, limit overlooking and soften the edge of the proposal whilst improving the amenity for users of the space.

5.0 Planning Assessment

This section considers the planning issues relevant to the proposed development and provides an assessment of the relevant matters prescribed in section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

5.1 Environmental Planning Instruments

5.1.1 State Environmental Planning Policies

The relevant state environmental planning policies are assessed in **Table 2** below.

Table 2 Summary of consistency with State Environmental Planning Policies

Plan	Comments
SEPP 55	The site has been owned and used by the Salvation Army since 1918. The land was purchased as part of the original residential subdivision of the area. Given the historical uses of the property, likelihood for contamination is very low and the site it is considered suitable for the proposed development.
SEPP 65	A Design Verification Statement prepared by Integrated Design Group that addresses the principles of SEPP 65 is included at Appendix A . Consideration of the NSW Apartment Design Guideline is set out at Section 5.3.5 and Appendix A .
SEPP (BASIX)	A BASIX Certificate is located at Appendix M .

5.1.2 Hurstville Local Environmental Plan 2012

Hurstville Local Environmental Plan 2012 (LEP) is the key environmental planning instrument that applies to the site. An assessment against the LEP is provided in **Table 3** below.

Table 3 Assessment against Hurstville Local Environmental Plan 2012

Clause	Provision / Standard	Proposal	Comment
Clause 2.3 Zone Objectives and Land Use Table	SP2 – Infrastructure (Church & community purposes)	Church & Community Purposes	See further discussion in Section 5.3.1 below.
Clause 4.1 – Minimum Subdivision Lot Size	No standard applies	594m ²	No minimum lot size applies to the site, a merit assessment of the proposed lot sizes is provided at Section 5.3.3 .
Clause 4.3 – Height of Buildings	No standard applies	28.8m	No height limit applies to the site, a merit assessment of the proposed height is provided at Section 5.3.2 .
Clause 4.4 – Floor Space Ratio	No standard applies	1.74:1	No FSR limit applies to the site, a merit assessment of the proposed FSR is provided at Section 5.3.2 .
Clause 5.10 – Heritage conservation	The site is not listed as a heritage item or within a conservation area. However, it is located in the proximity to a local heritage item. A Heritage Impact Statement has been prepared by Weir Phillips (see Appendix D and Section 5.3.7)		
Clause 6.7 – Essential services	The proposed development will utilise the existing services available. The necessary services connections will be undertaken as part of the works so that each lot is separately serviced.		

5.1.3 Draft Georges River Local Environmental Plan 2020

Whilst the Draft Georges River Local Environmental Plan 2020 (Draft LEP) has not been gazetted and the controls do not apply to the site, it was publicly exhibited earlier in the year and is therefore a relevant matter for consideration. An assessment against the Draft LEP is provided below in **Table 4**.

Table 4 Assessment against Draft Georges River Local Environmental Plan 2020

Clause	Provision / Standard	Proposal	Comment
Clause 2.3 Zone Objectives and Land Use Table	R4 High Density Residential	Church & Community Purposes	The proposed uses that make up the Church and Community Purpose, being place of public worship, community facility, café, and residential flat buildings are permissible in the R4 zone. Further, the Church and Community Purpose are the current uses on the site.
Clause 4.1 – Minimum Subdivision Lot Size	1,000 sqm	594m ²	A merit assessment of the proposed lot sizes is provided at Section 5.3.3 .
Clause 4.3 – Height of Buildings	12m	28.8m	A merit assessment of the proposed height is provided at Section 5.3.2 .
Clause 4.4 – Floor Space Ratio	1:1	1.74:1	A merit assessment of the proposed FSR is provided at Section 5.4.2 .
Clause 5.10 – Heritage conservation	The site is not listed as a heritage item or within a conservation area. However, it is located in the proximity to a local heritage item. A Heritage Impact Statement has been prepared by Weir Phillips (see Appendix D and Section 5.3.7)		
Clause 6.7 – Essential services	The proposed development will utilise the existing services available. The necessary services connections will be undertaken as part of the works so that each lot is separately serviced.		

5.2 Development Control Plans

Hurstville Development Control Plan 1 (DCP) applies to the site, noting the site is immediately adjacent to the area to which Hurstville Development Control Plan 2 applies, which relates to the Hurstville City Centre. By virtue of the site's SP2 zoning, Section 4.1 Residential Flat Buildings does not apply to the development. Therefore there are no use or area specific development controls which apply to the development and a merit assessment has been undertaken having regard to the general controls contained within Council's DCP. A high level assessment against the general provisions in Section 3 of the DCP is provided in **Table 5**.

Table 5 Assessment against Hurstville DCP 1

Section	Comment
Vehicular Access, Parking and Manoeuvring	The proposed development has been designed to comply with the access and parking provisions of the DCP, see Traffic Report at Appendix H .
Subdivision	The proposed subdivision will enable the orderly development of land in a manner consistent with the surrounding subdivision pattern. See further discussion under Section 5.3.3 .
Access & Mobility	The proposal has been designed to comply with the relevant access provisions of the DCP (see Access Report at Appendix L).
CPTED	The proposal has been designed having regard to the principles of CPTED.
Landscaping	The site is currently predominantly covered by hardscape surfaces. The proposed development will provide 201m ² of new deep soil around the perimeter and significantly increase the amount of landscaping on the site / both proposed lots.
Stormwater	The proposal has been designed to comply with Council's stormwater requirements. A 23.5m ² OSD tank is proposed in the Dora Street frontage of the site.

5.2.1 Draft Guidelines for Places of Public Worship

The Draft Guidelines for Places of Public Worship are not a statutory consideration. However, a review of the aims and objectives within the draft guidelines indicate that the proposal shows a general consistency with each of the sections. A Plan of Management (see **Appendix G**) has also been prepared to support the future Place of Public Worship use.

Most relevantly, the subject application reduces the size of the existing place of public worship from 250 seats down to 160, thereby providing a significant reduction of some 36% of people accessing the site.

Other impact reductions resulting from the redeveloped place of public worship include:

- there will be more parking provided on site (note: 6 car parks are currently available)
- there will be less acoustic impacts on adjacent residential uses as a result of the reduced size and new acoustically treated building;
- the design provides for socialising to occur within the site and will reduce the potential for this to occur in front of residents homes;
- there will be increased safety and security from the additional uses proposed on site; and
- the access is located at the corner of Dora and Bond Streets where it will have reduced privacy impacts on adjacent uses.

5.3 Key Issues

5.3.1 Permissibility

The site is zoned SP2 Infrastructure – ‘Church and Community Purpose’. As these are not defined land uses in the Hurstville LEP legal advice has been provided by Holding Redlich (see **Appendix J**) to confirm that the Salvation Army’s proposed uses are permissible with consent in the zone. The legal advice specifically concludes that:

Based on our review of the zoning, planning controls and relevant case law, the Proposed Development is permissible with consent and the Proposed Development is consistent with the zoning for a “church and community purpose.”

5.3.2 Built Form

As discussed in Section 5.1 and 5.2, the site does not have any height limit or FSR and the Hurstville DCP also does not technically apply. As a consequence of this, the built form has been designed to respond to its surrounding context rather than specific numeric controls.

The site is located at the transition between the urban development within the Hurstville City Centre and the 3-4 storey high density residential development to the north. The site has three street frontages and a primary corner relationship on Dora and Bond Street where there is an opportunity for the development to knit the City Centre character into the high density residential character of the area to the north.

In order to achieve this, the key principles that are reflected in the proposed built form are:

- Transitioning down to the north and east from the scale to the City Centre to the south, providing the tallest element at the corner of Bond Street and Dora Street (south-west corner) and noting that a further transition in scale back down to 12m will be achieved as part of any future development on the Dalcassia Street lot.
- Provide a podium form that reduces the bulk of the building from public and private domain and responds to the scale of the heritage buildings on the opposite side of Dora Street and residential flat buildings to the east and west.
- Set back the upper levels of the building to further reduce its bulk and impacts on adjoining properties.
- Provide generous landscape setbacks to the east and north to allow for deep soil zones and established landscaping along the boundaries with the adjoining properties.
- Maximise the development potential of the site to deliver the greatest social outcome possible whilst balancing this against impact on the surrounding properties and community.
- Create a primary building entry to the south-west corner of Dora and Bond Streets to address the higher density, commercial frontage of the site. This provides street activation and an entry for the various social uses whilst directing greater intensity uses away from the more sensitive residential neighbours.

The west elevation is provided at **Figure 18** to illustrate the application of these principles.

The proposal creates a key transition in use, character and scale from the Draft LEP controls for R4 – High Density Residential and a 12m height limit and 1:1 FSR, with these controls reflecting the application of the existing development character to the north. These uses and scale to the north transition to the land immediately to the south of the site, with a height limit of 30m and FSR of 5:1, the proposed height of 12-28.8m and FSR of 1.74:1 clearly provide a good middle point between the two areas and in turn will assist with achieving the transition in built form character.

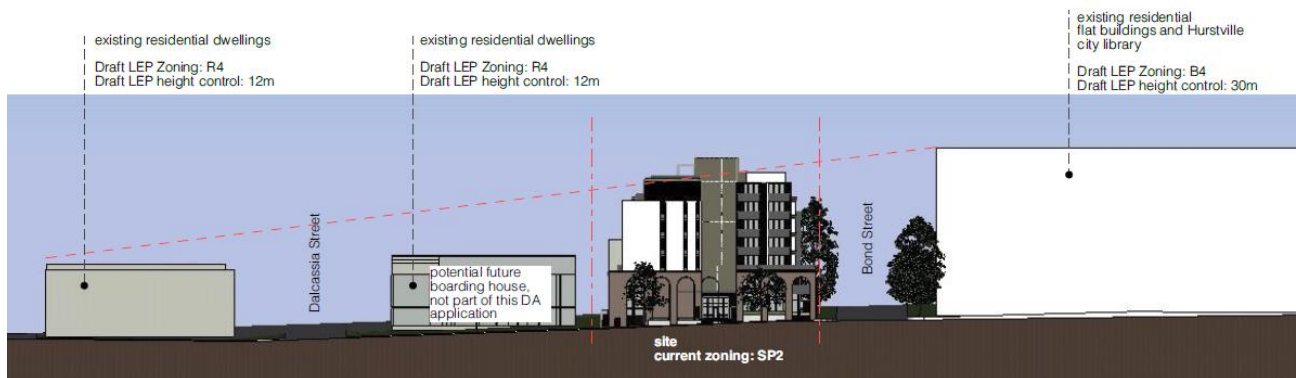


Figure 18 West Elevation

5.3.3 Subdivision and Lot Isolation

The LEP and DCP do not contain any minimum lot size controls for the site. The proposed subdivision will create two regular allotments (1,085m² and 594m² in area) from the existing irregular shaped lot. The proposed subdivision line reflects the existing midblock subdivision line that runs through the block but is currently broken by the existing site and development (see **Figure 19**). The proposed subdivision will therefore create a more regular subdivision pattern that matches the predominant subdivision pattern of the block and broader area.

Whilst it is noted that the Draft LEP seeks to introduce a 1,000sqm minimum lot size, the proposed subdivision is considered appropriate because:

- The new development is located on a lot greater than 1,000sqm;
- A development across the existing lot would result in a form that runs the length of the block which is inconsistent with the surrounding character and would have adverse impacts on adjoining properties;
- The 594m² lot is adjacent to two other smaller lots which could be amalgamated in the future in a manner similar to the other residential flat buildings on Dalcassia and Bond Streets (see **Figure 19**) and redeveloped;
- The 594m² lot is capable of accommodating a development consistent with the standards in Council's Draft LEP without having any adverse impacts on adjacent uses as demonstrated by the indicative design undertaken by IDG (see **Appendix A**).



Figure 19 Aerial illustrating the completion of the midblock subdivision line

5.3.4 Impacts on Adjoining Properties

Overshadowing

The proposed development will have no adverse overshadowing impacts on adjacent properties in part due to Dora and Bond Streets located to the south and west of the property which provide increased separation between the properties. In mid-winter the shadows will predominantly fall on the commercial terraces fronting Dora Street with only a small area of impact at 11am and no impact at noon (see shadow analysis at **Appendix A**). Some additional shadows will occur on a small number of dwellings in 12-22 Dora Street, however these shadows only occur from 1pm and on the lower levels of the building (see **Figure 20**), with the dwellings continuing to receive more than 4 hours solar access during mid-winter.



Figure 20 Shadow impact at 21 June at 1pm and 2pm

Privacy

20 Bond Street is located along the eastern boundary of the new development. **Figure 21** illustrates the building has its driveway and car parking along the western boundary and is approximately a minimum 4m from the boundary. **Figure 17** also illustrates the typical west facing apartment condition, which demonstrates the layout is oriented north and south, with only bedrooms and bathrooms facing the site. It is noted that the current improvements on this site are within 1m of this boundary, with the proposal to increase the current setbacks on the site and better consider the current and future relationship between these two properties.

The Corps levels of the building have been set back and designed to present a solid wall to the adjacent apartments at 20 Bond Street to ensure there is no loss of privacy as a result of these higher intensity uses. The residential levels above have been setback 6m and also designed to provide articulated but solid walls with oblique windows to protect the privacy of 20 Bond Street and future occupants of the proposal.

The proposed development also has a small interface with 19 Dalcassia Street. 19 Dalcassia Street, with the existing improvements being less than 1m from this boundary, is setback significantly from its southern boundary (circa 10m). The proposed development seeks to provide 6m consistent with the requirements of SEPP 65. The layout of the typical apartment (see **Figure 22**) locates the living room and balcony away from 19 Dalcassia Street so that its only interface is not with living spaces.



Figure 21 20 Bond Street

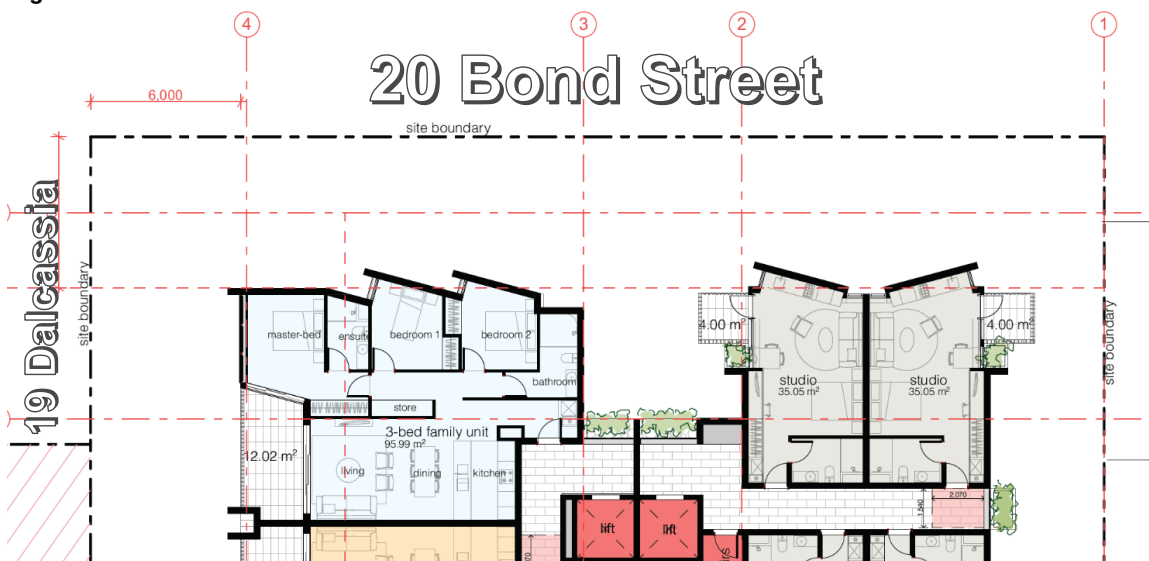


Figure 22 Typical level illustrating the strong protection of privacy to the east

5.3.5 Residential Amenity

As demonstrated in the Design Report at **Appendix A**, the proposed achieves the Objectives of Part 3 and Part 4 of the NSW Apartment Design Guide (ADG) and will achieve a high level of residential amenity.

Specifically we note the development will achieve:

- Cross ventilation – 27 of 27 units = 100%
- Solar Access – 19 of 27 units = 70.3%

5.3.6 Social Impact Assessment

A Social Impact Assessment has been prepared by Ethos Urban and is included at **Appendix I**. The SIA concludes that the development will bring significant benefits to the local community of Hurstville and the Georges River LGA more broadly, as well as community members from across Sydney who are experiencing disadvantage. All will have the benefit of the range of facilities and services, along with housing, to be provided on the site through the redevelopment.

The SIA identifies the following key challenges:

- Impacts during construction on surrounding sensitive receivers, including the nearby private hospital and library, as well as local residents.
- Impacts of loss of services and facilities currently delivered on and through the site, during the construction period, including the current worship hall.
- Impacts of the redevelopment of the site in relation to community members' social and cultural connections to the current development, including their sense of place, and personal connections the current historic buildings on the site.

Impacts associated with the new residents moving into the locality, including potential fears of existing residents as to the characteristics of the new community members, and their connections with the existing, established community.

The SIA identifies the most significant social benefits of the proposal relate to:

- The expanded provision of important community facilities and services on the site, which will enable increased provision of services to people experiencing disadvantage, along with members of the wider community; this includes financial assistance, mental and social support services and training and learning opportunities.
- The provision of safe and secure, high quality housing on the site, including housing for people experiencing disadvantage and homelessness, for whom this housing will make a tangible impact on their quality of life, wellbeing and access to opportunity, both in the short term and over the longer term.
- Enabling the ongoing growth and viability of The Salvation Army as a critical provider of a range of services, support mechanisms and care for the community – the need for which is growing significantly at a time of economic hardship and recession impacting many people's lives.

5.3.7 Heritage

A Heritage Impact Statement (HIS) has been prepared by Weir Phillips and is included at **Appendix D**. The HIS concludes that the proposed development:

- demonstrates an appropriate form and set of proportions;
- will be a neutral element in view corridors towards the heritage item in the vicinity;
- will be read within the context of the residential flat buildings and mixed-use buildings fronting Dora Street and Bond Street.
- Will not block any view corridors towards or from the nearby heritage item; and
- the proposal fulfils the objectives for works within the vicinity of heritage items set out by the Hurstville LEP 2012 and the Hurstville DCP.

5.4 Other Impacts of the Development

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and are appended to this SEE as set out in **Table 6** below.

Table 6 Summary of other technical assessments

Consideration	Consultant	Summary	Reference
Traffic and Parking	Transport and Traffic Planning Associates	The Assessment concludes: - the traffic generation associated with the proposed expansion will not have any adverse impact on the operation of the surrounding road network, noting the place of public worship will be reduced from a 250 seat capacity to 160 - the car-parking provision will accord with the relevant DCP criteria - the access, internal circulation and parking arrangements will accord with AS2890.1 design criteria - the proposed servicing arrangements are appropriate and in line with the nature of the site's operation.	Appendix H
Tree Removal	Tree IQ	Six (6) trees have been addressed within the Arborist Report, the report concludes - the development will have no impact on the trees located in 20 Bond Street, near the boundary with the site - the development is unlikely to have an impact on the 2 Dora Street street trees adjacent to the development	Appendix E
Waste Management	MRA Consulting Group	A WMP has been prepared to inform the development design and assist in the delivery of better practice waste management.	Appendix K
Stormwater	Cardno	An on-site detention tank has been provided to meet Council's stormwater requirements.	Appendix F
Access	Cheung Access	The proposed development has been designed to meet the relevant access provisions of the BCA and DCP.	Appendix L

5.5 Suitability of the site for the development

The site is suitable for the proposed development for the following reasons:

- It is zoned for church and community purposes, which the proposed development is seeking to provide;
- It is located at the interface between the Hurstville City Centre and surrounding high density residential area and provides an appropriate transition between these uses, character and built form; and
- It is located in close proximity to Hurstville Station and the amenity and employment opportunities provided by the Hurstville City Centre.

5.6 Public Interest

The proposed development is in the public interest for the following reasons:

- It provides 27 new high quality dwellings to house people in the Salvation Army housing continuum including members of our society most in need (see SIA and **Section 5.3.6**).
- It provides a range of community uses that will contribute to the social and economic welfare of the community (see SIA and **Section 5.3.6**);
- It will create additional economic stimulus to support the employment during construction and long term employment, training and educational within the community;

- It will replace the ageing buildings on the site with a new safe, high quality architectural outcome that responds to the existing and future character, whilst adopting current design criteria including the Apartment Design Guidelines, SEPP65, Crime Prevention considerations and Council's design requirements.

6.0 Conclusion

The proposed development seeks approval for the Salvation Army's Hurstville Corps Community Project at 23 Dalcassia Street, Hurstville. The project is an initiative of the Salvation Army as part of its mission to provide critical outreach and support where it is needed most to improve physical, emotional and spiritual health of the community.

This SEE has provided a detailed assessment of the proposal against the relevant matters under section 4.15(1) of the EP&A Act. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Hurstville LEP and DCP as well as the relevant State Environmental Planning Policies;
- It will deliver a range of important community uses and social services that specifically seek to meet the needs of the Georges River community and broader Sydney Community, specifically;
 - The expanded provision of important community facilities and services on the site, which will enable increased provision of services to people experiencing disadvantage, along with members of the wider community; this includes financial assistance, mental and social support services and training and learning opportunities.
 - The provision of safe and secure, high quality housing on the site, including housing for people experiencing disadvantage and homelessness, for whom this housing will make a tangible impact on their quality of life, wellbeing and access to opportunity, both in the short term and over the longer term.
 - Enabling the ongoing growth and viability of The Salvation Army as a critical provider of a range of services, support mechanisms and care for the community – the need for which is growing significantly at a time of economic hardship and recession impacting many people's lives.
- Supporting technical studies which accompany this DA confirm that the environmental impacts associate with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.