

The Karitane logo, featuring a stylized 'K' icon followed by the word 'Karitane' in a sans-serif font.

URBIS

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KARITANE

Partnerships made for parents

STATEMENT OF ENVIRONMENTAL EFFECTS

Fairfield Integrated Child and
Family Hub

Prepared for
KARITANE
15 January 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Naomi Daley
Assistant Planner	Harley Lockhart
Project Code	P0053919
Report Number	27 September 2024 – V1 15 January 2025



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

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CONTENTS

Acknowledgement of Country	2
1. Introduction	1
2. Site and Local Context.....	3
3. Development Description	8
4. Planning Assessment	12
4.1. Approvals Under Other Acts	12
4.2. s4.15(1)(a) Consideration of Relevant Provisions	12
4.2.1. Applicable Environmental Planning Instruments	12
4.2.2. Development Control Plan Considerations	13
4.2.3. Any Planning Agreement.....	16
4.2.4. Relevant Matters Prescribed by the Regulations	16
4.3. Impact Statement.....	17
4.4. The Suitability of the Site for the Development	19
4.5. Any Submissions Made In Accordance With The Act Or Regulations	19
4.6. The Public Interest	19
4.7. Contributions	20
5. Conclusion	20
Disclaimer.....	22

FIGURES

Figure 1 Aerial Photograph	4
Figure 2 Flood Affection	6
Figure 3 AHIMS Search	6
Figure 4 Site Photographs	7
Figure 5 Demolition Plan.....	8
Figure 6 Proposed Floor Plan	9
Figure 7 Landscape Plan	10
Figure 8 Noise Receivers Proximate to the Site	18

PICTURES

Picture 1 Existing Courtyard	7
Picture 2 Primary Entrance (the Horsley Drive)	7
Picture 3 Neighbouring Development and Vehicle Access	7
Picture 4 Rear of Site and Carparking.....	7

TABLES

Table 1 Supporting Documentation	1
Table 2 Key Features of Site	4
Table 3 Approvals under other Acts	12
Table 4 Applicable Environmental Planning Instruments	12
Table 5 Applicable Development Control Plans	13

Table 6 Relevant Matters Prescribed by the Regulations (s4.15(1)(a)(iv))..... 16
Table 7 Section 4.15(1)(b) Assessment Table 17

1. INTRODUCTION

This Statement of Environmental Effects (**SEE**) has been prepared by Urbis Ltd on behalf of Karitane (the **Applicant**) in support of a Development Application (**DA**) for alterations and additions at their existing facility at 138 The Horsley Dr, Carramar (the **site**). The site is located on Cabrogal Country.

The DA seeks consent from Fairfield City Council for:

- Alterations and additions to the existing Karitane ('health service facility') to facilitate a parenting centre, toddler clinic, perinatal mental health and community programs. Overall, the Proposal will enable the creation of the 'Fairfield Integrated Child and Family Hub'.

The primary objective of the Proposal is to further integrate the existing and proposed services, creating an upgraded facility that functions as a 'one-stop shop' where families can access a range of support services. These services will focus on enhancing child development, as well as family health and well-being, from pregnancy through to early school years.

A detailed description of the Proposal is contained in **Section 3** of this SEE.

The Proposal has an estimated development cost of \$6,274,787 (exc GST) and development consent is sought in accordance with Part 4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**).

The SEE:

- Describes the site and the proposed development
- Provides an assessment of the Proposal against the relevant matters for consideration under section 4.15 of the EP&A Act 1979,
- Explains the likely impacts of the Proposal on the natural and built environment, and
- Outlines how these impacts will be reduced or mitigated where relevant.

The SEE should be read together with the architectural plans and supporting documentation submitted with the DA under separate cover as detailed in **Table 1** below.

Table 1 Supporting Documentation

Title	Prepared By	Dated
Acoustic Report	PKA Acoustic Consulting	25/10/2024
Architectural Plans	Angel Mahchut Architects	10/01/2025
BCA Report	Philip Chun	16/09/2024
Landscape Plans	Ground Link Landscape Architects	30/08/2024
Fire Services Design Statement	Lucid Consulting	30/08/2024
Fire Services Plans	Lucid Consulting	30/08/2024
Flood Planning and Stormwater Management Statement	Enscape Studio	29/08/2024
Hydraulic Services Design Statement	Lucid Consulting	30/08/2024
Landscape Plans	Ground Ink Landscape Architects	30/08/2024
Plan of Management	Karitane	21/09/2024
Structural Design Certificate	Dunnings Consulting Engineers	04/09/2024
Survey Plans	Summit Geomatic	17/06/2024

Title	Prepared By	Dated
Traffic Report	TEF Consulting	15/01/2025
Waste Management Plan	Linear Project Management	16/09/2024
QS Statement on EDC	Slattery	27/9/2024
Preliminary Fire Services Plan	Lucid	Jan 2025

2. SITE AND LOCAL CONTEXT

The site is located at 138 The Horsley Drive, Carramar which is legally described as Lot 916 in DP 855880. The Caborogal of the Darug Nation are the Traditional Custodians of the Land. The total site area is 7,762m². The Horsley Drive (primary frontage) is 79.525m in length. The site is irregular in shape with an approximate width of 124.26m.

The site currently comprises a single storey health services facility known as 'Karitane' including the provision of 57 car parking spaces. Karitane staff also have lawful access to staff carparking located on the adjoining site 152-168 The Horsley Drive, Carramar (Lot 917 DP 855880).

Context

The Karitane facility is located within a broader precinct that houses health type uses. The site is bounded by the Horsley Drive (a classified road) to the east, Fairfield Community Health Centre to the south, Heiden Park Lodge and Fairfield Ambulance Station to the west and Fairfield Rehabilitation Centre to the north. The Horsley Drive provides legal ingress to the site and egress to the broader arterial road network. The surrounding land uses beyond the immediately adjoining sites is primarily low density residential.

Accessibility

The site is situated within 1km (13-minute walk) from Carramar train station. There are two nearby bus stops on Mitchell Street, serving routes 904 and S4.

Environment

The natural environment of the site is situated within a highly urbanised environment with no remaining remnant vegetation of high biodiversity significance.

An aerial image of the site is contained in **Figure 1** and site photographs are shown in **Figure 4**.

Figure 1 Aerial Photograph



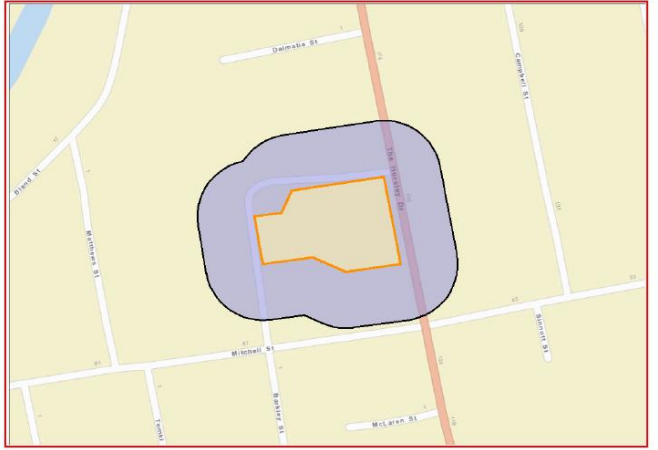
Source: Angel Mahchut Architects (2024)

The key features of the site relevant to the Proposal are contained below in **Table 2**.

Table 2 Key Features of Site

Site Characteristic	Description
Country	Cabrogal Country
Legal Description (Title Particulars)	Lot 916 DP 855880
Number of existing lots	1
Site Ownership	Karitane
Title Encumbrances (Easements etc.)	1. Reservations and Conditions in the Crown Grant(s) 2. Land excludes minerals (s.141 <i>Public Works Act, 1912</i>) affecting the part shown so burdened in the title diagram. 3. DP 855880 Right of carriageway variable width (M) appurtenant to the land above described. 4. DP 855880 Right of carriageway variable width (L) affecting the part (s) shown so burdened in the title diagram.

Site Characteristic	Description
	5. DP 855880 Right of carriageway variable width (N) appurtenant to the land above described. 6. DP 855880 Right of carriageway variable width appurtenant to the land above described. 7. DP 855880 Easement to drain water variable width (P) affecting the part(s) shown so burdened in the title diagram. 8. DP 855880 Easement to drain water over existing line of pipes (T) affecting the part(s) shown so burdened in the title diagram. 9. DP 855880 Easement to drain water variable width (R) appurtenant to the land above described. 10. DP 855880 Easement to drain water 1 wide (S) appurtenant to the land above described. 11. DP 855880 Easement for sewerage purposes over existing pipes (T) appurtenant to the land above described. 12. DP 855880 Restriction(s) on the use of land. 13. 3747768 Positive Covenant. 14. 3969866 Caveat by Health Administration Corporation.
Zoning	R2 Low Density Residential
Existing Use / Structures	The use of the site is 'health services facility' as defined in the <i>Fairfield Local Environmental Plan 2013 (FLEP 2013)</i> with a subset definition of 'community health service facility'. Health service facilities are not permitted in the R2 zone under the FLEP 2013. However, the use is permitted with consent under <i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)</i> because R2 land is nominated as a 'prescribed zone'. Section 2.60 (1) of the TI SEPP allows development for the purpose of health services facilities to be carried out with consent on land in a prescribed zone.
Site Area	7,762m ²
Existing GFA	2,545m ² (0.33:1 FSR)
Number of pre-existing dwellings on site	0
Site Frontage	The Horsley Drive
Site Width	79.525m
Topography	Generally level
Vegetation	The natural environment of the site is situated within a highly urbanised environment with no remaining remnant vegetation of high biodiversity significance.
Flooding/Overland Flow	The site is situated within a Low Flood Risk precinct as denoted on Council's flood mapping extracted below.

Site Characteristic	Description
	Figure 2 Flood Affection  <i>Source: Enscape Studio (2024)</i>
Heritage	There are no items of local or state heritage significance situated on the site or in the broader community health precinct. The site is not within a heritage conservation area.
Aboriginal Archaeology	An Aboriginal Heritage Information Management System (AHIMS) search was undertaken on 11th September 2024 (50m buffer around and including the site). There are no Aboriginal sites recorded in or near the location. There are no Aboriginal places declared in or near the location. Figure 3 AHIMS Search  <i>Source: NSW Government (2024)</i>
Bushfire	The site is not identified as bushfire prone land.
Biodiversity	The site does not contain any areas of high biodiversity values as identified on the Biodiversity Values Map.
Adjacent land uses North	The site adjoins Fairfield Rehabilitation Centre to the north.
Adjacent land uses East	Low density residential land uses on the other side of the Horsley Drive to the east.

Site Characteristic	Description
Adjacent land uses South	The site adjoins Fairfield Community Health Centre to the south.
Adjacent land uses West	The site adjoins Fairfield Ambulance Station and Heiden Park Lodge to the west.
Public Transport	The site is situated within a 1km (13-minute) walk from Carramar train station. There are two nearby bus stops on Mitchell Street, serving routes 904 and S4.

Photographs of the existing development and surrounding context are provided below.

Figure 4 Site Photographs



Picture 1 Existing Courtyard

Source: Angel Mahchut Architects (2024)



Picture 2 Primary Entrance (the Horsley Drive)

Source: Google Maps



Picture 3 Neighbouring Development and Vehicle Access

Source: Google Maps



Picture 4 Rear of Site and Carparking

Source: Google Maps

3. DEVELOPMENT DESCRIPTION

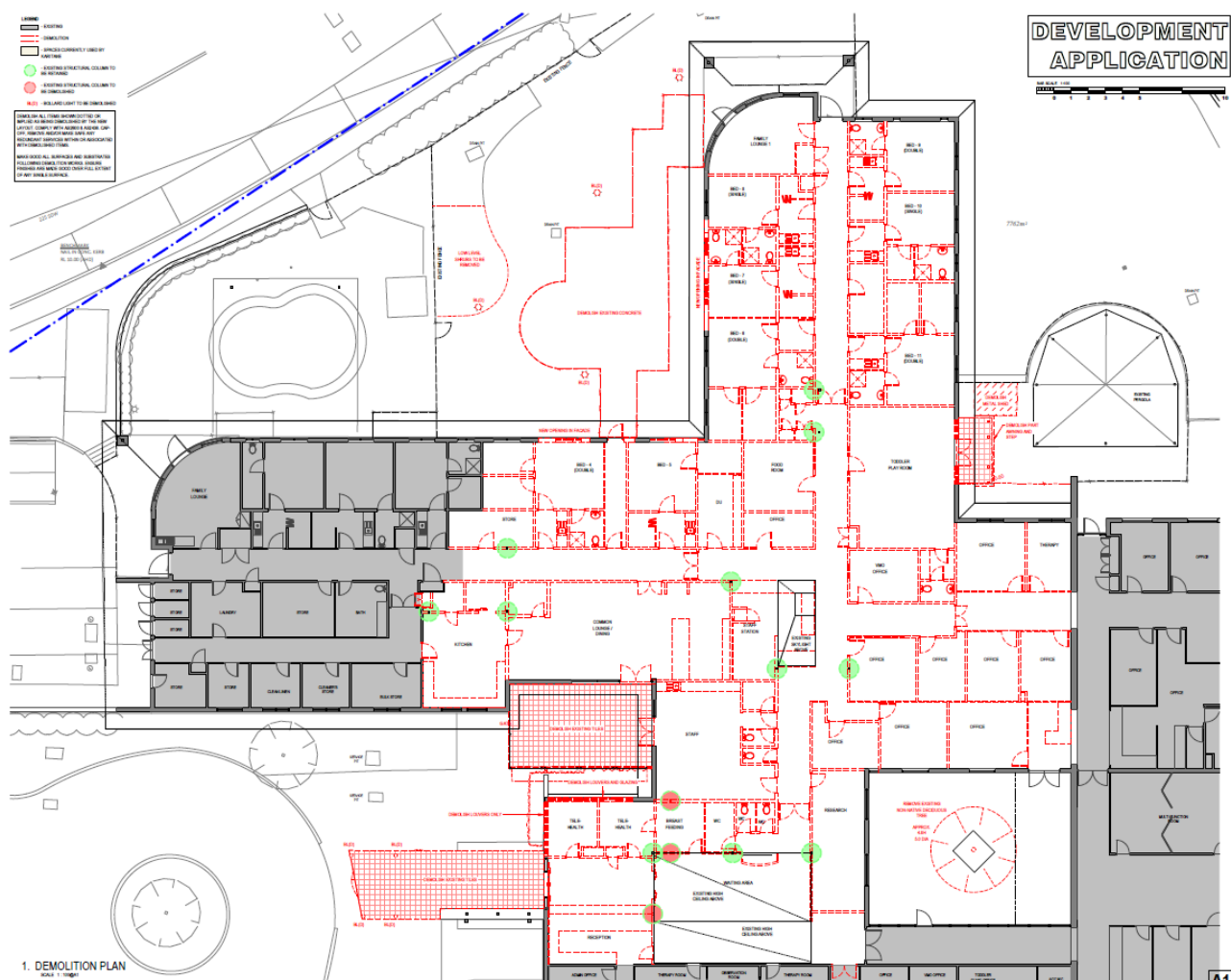
Development Overview

The Proposal is for the creation of a Fairfield Integrated Child and Family Hub building on the existing Karitane facility on site. The overarching purpose of the Proposal is to increase identification and engagement of families with children at risk of developmental vulnerability, and families at risk of mental health and social care difficulties, and to provide them with early intervention, essential, coordinated and responsive support. The improvements and refurbishment works detailed in this section will enable integrated support that is soft-entry and place-based. Support will include hybrid (virtual) options for families and is a positive community service for the local area. A detailed description of the Proposal is as follows:

Demolition

- Partial demolition of the existing building as shown in **Figure 5**.
- Demolition of the existing fire hydrant system booster assembly.
- Demolition of existing fire hydrant system.
- Demolition of metal shed.
- Partial demolition of awning and step.
- Demolition of existing tiles north-west of the reception area.

Figure 5 Demolition Plan

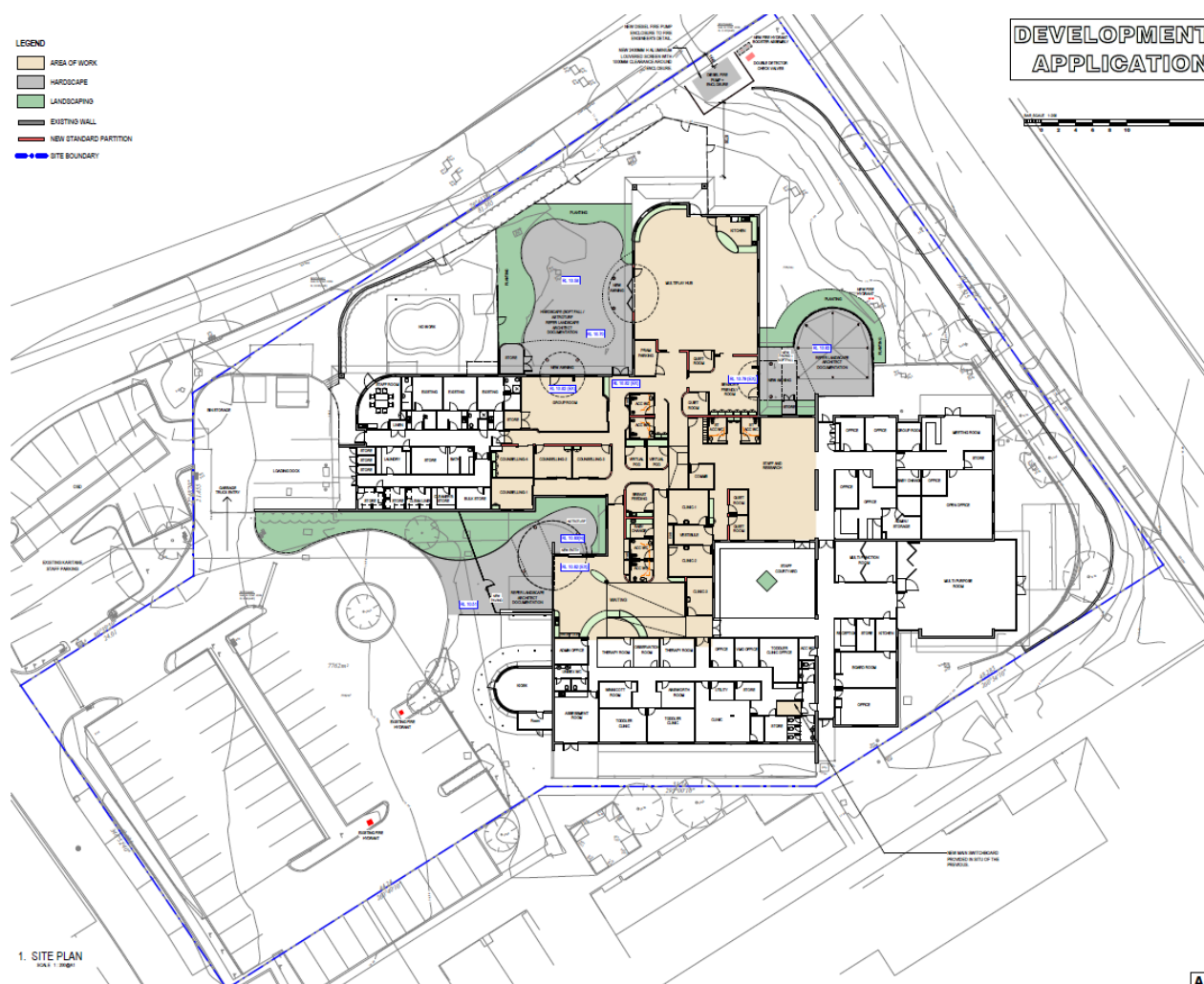


Source: Angel Mahchut Architects (2024)

Built form

- Addition of four (4) external awnings adjacent to new landscaped areas.
- Internal reconfiguration works as shown in **Figure 6**, including:
 - Repurposing of existing bedrooms located within the northeastern portion of the building to a multifunctional play hub which extends throughout the northern portion of the site, forming an children's adventure playground between the building and the access road.
 - Repurposing of existing toddler playroom for the purposes of a quiet play area, which extends external to the resultant building.

Figure 6 Proposed Floor Plan



Source: Angel Mahchut Architects (2024)

Landscaping, servicing and external works

- Addition of fire hydrant booster assembly.
- Addition of diesel fire pump and enclosure.
- Addition of fire hydrant.
- Replacement of rooftop mechanical plant.
- New planting schedule inclusive of:
 - Addition of ten (10) trees with a varying expected height at maturity between 3m – 15m.
 - Addition of eighty-one (81) shrubs with a varying height of 1 – 2m.

- Addition of substantial grasses and groundcovers.
- Revitalised entry area.

An overview of the proposed landscape works is provided in **Figure 7**.

Figure 7 Landscape Plan



Source: Ground Ink Landscape Architects (2024)

Carparking

The Proposal will retain the existing quantum of 57 car parking spaces. The 57 total car parking spaces comprises 19 staff car parking spaces and 38 visitor car parking spaces.

Operational

Operating Hours

The Proposal will retain the existing operational hours being Monday to Friday 8am – 5pm. The centre seeks to occasionally open one evening a week or on Saturdays, subject to community needs.

Staff Numbers

The maximum number of staff members on site will be 31. The breakdown of staff numbers is as follows:

- Corporate Services: 5 staff (approx.)
- Finance Team: 3 staff (approx.)
- PICHMS: 5 staff (approx.)
- Integrated Care Hub: 14 staff (approx.)
- Community Partners Delivering Services: 4 staff (approx.)

Servicing

The Proposal will retain Karitane's private waste collection services and arrangements including utilisation of the existing loading dock on site. Waste volumes and type will remain as existing.

Use

The Proposal will retain the existing land use 'health services facility'. The Proposal will provide a shared kitchen facility which will be utilised by clients and families. The purpose of the kitchen is for parents to be able to prepare food for their children when they are onsite. The kitchen is not commercial in nature and will not be used for wholesale preparation of food. The kitchen will also provide training programs on food and nutrition.

The proposed development description above is to be read in conjunction with the accompanying architectural plans and supporting documentation.

4. PLANNING ASSESSMENT

4.1. APPROVALS UNDER OTHER ACTS

Table 3 Approvals under other Acts

Act	Assessment
<i>Local Government Act 1993</i> S68	Activities captured under a S68 approval include: 1. Carry out water supply work. 2. Draw water from a council water supply or a standpipe or sell water so drawn. 3. Install, alter, disconnect or remove a meter connected to a service pipe. 4. Carry out sewage drainage work. 5. Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer.

4.2. S4.15(1)(A) CONSIDERATION OF RELEVANT PROVISIONS

The following tables address the relevant matters for consideration under section 4.15(1)(a) of the EP&A Act 1979.

4.2.1. Applicable Environmental Planning Instruments

Table 4 Applicable Environmental Planning Instruments

Matter for Consideration - s4.15(1)(a)(i)	Consistency	
State Environmental Planning Policy (Sustainable Buildings) 2022	Does not apply as EDC is 6,274,787 (>\$10 million)	
Fairfield Local Environmental Plan 2013		
Control	Proposed	Complies (Y/N)
2.1 Land Use Zones	The Proposal is defined as a 'community health facility' under the broader land use term of a 'health service facility' and is prohibited in the R2 zone by virtue of being 'any development not specified in item 2 or item 3'. However, the Proposal is permitted with consent under Section 2.60 (1) of the TI SEPP which prevails over the FLEP 2013 to the extent of any inconsistency. The Proposal is consistent with the relevant objectives of the R2 zone as it continues a land use that provides facilities and services to meet the day to day needs of residents.	
2.7 Demolition	The Proposal seeks consent for demolition.	
4.1 Minimum lot size	The site is subject to a 450m ² minimum lot size. The total lot size is 7,762m ² .	

Matter for Consideration - s4.15(1)(a)(i)	Consistency	
4.3 Height of Buildings	The Proposal will not exceed the height of the existing building which complies with the 9m height limit.	
4.4 Floor Space Ratio	The site is subject to a maximum permissible FSR of 0.45:1. The existing GFA is 0.33:1. The Proposal will not increase the GFA of the existing building.	
5.21 Flood Planning	A Planning Certificate has been procured from Fairfield City Council. The Planning Certificate states that the land is not within the flood planning area. However, the Planning Certificate states that the site is within the floodplain and identified as being partly within a Low Flood Risk Precinct and partly not affected by mainstream flooding. Accordingly, a Flood Report has been prepared which confirms that the Proposal complies with the relevant flood planning requirements.	
6.1 Acid sulfate soils	The site comprises acid sulfate soil class potential 5 and is within 500m (~248m) of land identified with acid sulfate soils potential class 1. Accordingly, development consent is sought for the Proposal. Notwithstanding, the Proposal is anticipated to have a negligible impact on potential risks associated with developing on sites with identified acid sulfate soils potential due to the Proposal not comprising extensive earthworks.	
6.9 Essential services	The Proposal will be connected to essential services.	

4.2.2. Development Control Plan Considerations

Fairfield City Wide Development Control Plan 2024 (FDCP) contains guiding provisions relevant to the Proposal. The alignment of the Proposal with these provisions is contained in **Table 5**.

Table 5 Applicable Development Control Plans

Matter for Consideration - s4.15(1)(a)(iii)	Consistency	
Fairfield CityWide Development Control Plan 2024		
Chapter 10 – Miscellaneous Development		
Control	Proposed	Complies (Y/N)
10.0.1.1 Stormwater Disposal - To direct stormwater runoff to Council's drainage system without adversely impacting on adjoining or downstream properties. - To ensure the efficient and effective planning, management and maintenance of Council's existing and future stormwater systems and reduce environmental and property damage. Relevant controls, performance criteria and where the policy applies can be found in Chapter 3 of the	The Proposal will retain and slightly augment the existing stormwater disposal and management system where required. The Flood Planning and Stormwater Management Report that accompanies this SEE confirms the suitability of this approach. As such, the Proposal will not adversely impact on adjoining or downstream properties.	

Stormwater Management Policy – September 2017.

10.0.1.2 On Site Detention

To ensure that through the use of OSD, stormwater discharge is controlled thereby ensuring development does not increase the risk of downstream flooding, erosion of unstable waterways or a reduction of the capacity of Council's drainage network.

Relevant controls, performance criteria and where the policy applies can be found in Chapter 4 of the Stormwater Management Policy – September 2017.

The existing OSD system is capable of conveying and storing the additional 6L/s maximum runoff from the soft fall area during the 1% AEP rainfall event as described in the accompanying Flood Planning and Stormwater Management Report. As such, stormwater discharge will be controlled on site.



10.1.1 Parking Provisions

All off-street parking and access and vehicle management should refer to Chapter 12 – Car Parking, Vehicle and Access Management.

A Traffic Report has been prepared and accompanies this SEE under separate cover. The Traffic Report outlines the Proposal's compliance with the relevant provisions contained in Chapter 12 of the FDCP.



10.1.2 Vehicle Access and Road Provisions

Vehicle access and driveways to properties should be in the location that allows the shortest, most direct access over the nature strip from the road.

The Proposal will retain the existing site access via The Horsley Drive. No change to the current site access is sought.



Vehicle access and driveways to properties should be at least 30 metres or as far as possible from an intersection with a Classified State and Regional Roads or Unclassified Regional Roads. Refer to Schedules 1 and 2 to Chapter 12- Car parking, Vehicle and Access Management, for a list of Classified State and Regional Roads or Unclassified Regional Roads.

The Proposal will retain the existing vehicle access and driveways.



10.1.4 Management of Waste

Times when any Waste/Garbage removal will need to be carried out is between 6.00am and 6.00pm, Monday to Friday, preferably within the same hour of service loading activities.

The existing operational waste management provisions will remain unchanged. Karitane has general waste, cardboard and recyclables waste bins system inside the facility which is collected and disposed of daily into waste solutions that are serviced on a regular basis by their service provider. Karitane has a loading dock with a separate secured entrance, a ramp and a higher dock for trucks with tail gate providing easy and safe access.



10.1.6 Building Design

The height of the building is to be limited to two storeys above ground level in order to maintain the established character.

Both the existing and resultant building will be single storey.

The Proposal will not alter the height of the existing building and as such potential adverse impacts on adjoining development such as



overshadowing, privacy and views will not be impacted by the Proposal.

10.1.8 Landscaping

To reduce the visual intrusiveness of non-residential development, the landscaping measures detailed will be required for any new development or for more intensive use of any existing operations/activities.

As a general rule, non-residential development in residential zones will be considered on their merits and judged against the requirements of a comparable activity.

Landscape Plans have been prepared by Ground Ink Landscape Architects and accompany this SEE. An objective of the works is to enhance the landscaped play spaces for visitors and as such is includes a well designed landscaped area.

The Proposal will increase the landscaping coverage and screening of the existing, approved development. As such, the landscaping elements should be considered acceptable on merit.



Chapter 11 Flood Risk Management

Control	Proposed	Complies (Y/N)
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11.4 Overview – Criteria for determining applications

The criteria for determining applications for proposals potentially affected by flooding are structured in recognition that different controls are applicable to different land uses and levels of potential flood inundation and hazard.

The procedure to determine what controls apply to proposed development involves:

Firstly, identifying the land use category of the development (from Schedule 2 at the end of Chapter 11);

Secondly, determine which floodplain and which part of that floodplain the land is located within (refer to Clause 11.6 and relevant flood risk mapping); and

Then apply the controls outlined under Clause 11.7.

The existing and continued land use 'health service facility' is not captured in Schedule 2 at the end of Chapter 11 of the DCP.

The site is located within a Low Flood Risk precinct (Fairfield City Council, 2024; Enscape Studios, 2024).

The Proposal comprises mostly internal refurbishment works, and all external works will be located above the 100-year flood level.



Chapter 12 Car Parking, Vehicle and Access Management

Matter for Consideration - s4.15(1)(a)(iii)	Consistency
12.0.3 Zones and development to which this Chapter applies. This Chapter applies to development permitted within all zones under the Fairfield LEP 2013.	'Health service facilities' are not permitted within the R2 Zone under the FLEP 2013. 'Health service facilities' are permitted within the R2 Zone under the TI SEPP. Strictly given the chapter applies to permissible land uses under the LEP, rather than a SEPP as per the subject proposal, the applicability of controls under this chapter to the Proposal are ambiguous. However, this chapter has been assessed for completeness.
12.1.1 Car Parking Rates The car parking rate for development types are outlined in Table 1. Development types not listed in the Table 1 would be subject to a merit-based assessment based on the provisions set out in the Roads and Traffic Authority Guide to Traffic Generating Developments. Council may require a detailed Parking Study to be prepared for such development types. In calculating your total parking requirement, you may find you arrive at a fractional answer, e.g. 5.4 spaces. In such a case, the rule use by Council is to "round up" any requirement of 0.5 or more and "round down" any requirement below 0.5. For example, a calculated requirement of 5.49 spaces would be rounded down to a requirement of 5 spaces on-site whereas a calculated requirement of 5.5 spaces would be rounded up to 6 spaces.	Table 1 of the DCP prescribes 3 sets of minimum car spaces required for the umbrella term 'health services facility' but does not capture the existing and continued land use of "community health services facility". Additionally, the Guide to Traffic Generating Development does not provide a specific car parking rate for the existing and continued land use. A Traffic Report accompanies this SEE under separate cover. The traffic report applied to following methodology to determine car parking rates for the Proposal: <i>"To estimate and compare car parking demand requirements for the existing and proposed combinations of activities along with their respective floor areas, the site was divided into components whose activities are analogous to certain land uses identified in the Fairfield LEP, DCP and GTGD. Car parking rates from the DCP and GTGD were then used as reference rates to estimate the car parking requirements, where feasible" (p. 5).</i> The assessment undertaken in the Traffic Report indicates that the Proposal will reduce the overall parking demand from 70 to 55 car parking spaces and will not alter the existing off-street parking provision. The Proposal will provide 54 car parking spaces, which results in a deficit of 1 car parking space as required by the abovementioned methodology parameters used to calculate the required car parking spaces. The proposed (retained) 54 spaces also exceeds the required eighteen (18) off-street car parking spaces for staff and visitors as per Condition 33 of DA No.422/2006, which has a comparable GFA. As such, the Proposal meets the overall objectives of Chapter 12, being car parking that is: Physically attractive yet visually and functionally subservient to the buildings they serve and the environment in which they are set. Meets the needs of users, and Functions efficiently and safely.

4.2.3. Any Planning Agreement

No planning agreements are relevant to the Proposal.

4.2.4. Relevant Matters Prescribed by the Regulations

Table 6 Relevant Matters Prescribed by the Regulations (s4.15(1)(a)(iv))

Matter for Consideration – Part 4 Division 1 EP&A Regulations	Consistency
CI 61 – Additional matters that consent authority must consider	The consent authority must consider the Australian Standard AS 2601-2001: <i>The Demolition of Structures</i> because the Proposal comprises partial demolition works. It is anticipated that compliance with AS 2601-2001 will form a condition of development consent.

Matter for Consideration – Part 4 Division 1 EP&A Regulations	Consistency
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CI 64 – Consent authority may require upgrade of buildings

Consent authority must consider whether a BCA upgrade is required for DAs that involves the rebuilding or alteration of an existing building if the proposed and previous building work represent more than half the total volume of the building or where fire measures are considered inadequate.
A BCA report accompanies the DA submission and has considered whether any upgrades are required to the building.

4.3. IMPACT STATEMENT

The table below assesses the likely environmental, social and economic impacts of the Proposal in accordance with section 4.15(1)(b) of the EP&A Act 1979.

Table 7 Section 4.15(1)(b) Assessment Table

Key Matter	Summary of Impact
Impacts on natural environment	The Proposal will have positive impacts on the natural environment. The resultant development will improve the natural environment through extensive landscaping measures including planting of additional tree canopy, shrubs, grasses and grass cover. The Proposal sits within an established urban environment and necessitates additional planting.
Impacts on the built environment	The Proposal will have positive impacts on the built environment. The Proposal will seamlessly integrate within the existing building footprint and not increase the existing GFA. The Proposal is fully compliant with the development standards applying to the site including height and floor space ratio. The Proposal will not increase the bulk, scale or presentation to the public domain of the existing building. The Proposal retains the existing quantum of staff and visitor parking and site access arrangements. As such, the Proposal will have negligible traffic impacts. BCA Compliance This SEE is accompanied by a BCA Report under separate cover. The BCA Report provides analysis and recommendations with respect to the Building Code of Australia 2022 compliance for the Proposal. The analysis concludes that the Proposal is generally capable of meeting the Deemed-to-Satisfy and Performance Requirements of the BCA. The report provides recommendations where the design does not currently strictly comply with the BCA provisions, and these will be addressed prior to the issue of a Construction Certificate.
Economic impacts	The Proposal will have positive economic impacts. The Proposal will facilitate construction jobs in the short term and bolster Karitane's operational capacity in the medium to long term. As such, the Proposal will increase Karitane's economic contribution to the community.
Social Impacts	The Proposal will have positive social impacts. Karitane is a non-for-profit and charity which provides specialist early parenting services while driving accessibility and support for parents across NSW. The Proposal will bolster

Karitane's operational capacity to fulfil this role in the local and broader community. The Proposal will provide a sense of place and community for families with children aged 0-5 years. The types of services delivered continues to be in consultation with the community and responds directly to the changing needs of the community.

Acoustic Impacts

An Acoustic Report has been prepared and accompanies this SEE under separate cover. The acoustic report contains an acoustic assessment based on the following guidelines:

- Fairfield City Council Guidelines
- NSW EPA Noise Policy for Industry 2017 (NPfI)
- Other relevant Australian acoustic guidelines to assess noise breakout and set noise goals for the development and immediate surroundings.

The location and nature of proximate noise receivers is illustrated in **Figure 8**.

Figure 8 Noise Receivers Proximate to the Site



Source: PKA Acoustic Consulting (2024)

The Acoustic Report concludes the following:

- The Proposal does not include conventionally noise generating activities.
- The mechanical rooftop plant will be in an acoustically suitable location.

Flooding Impact

A Flood Planning and Stormwater Management Report has been prepared and accompanies this SEE under separate cover. Based on the assessment undertaken and on available flood mapping, the site is located within a Low Flood Risk precinct. The FDCP does contain development controls for Low Flood Hazard Areas. However, these are mostly related to the erection of new buildings where there is an opportunity to reestablish new building levels. The proposed external works are limited to landscaping works and does not comprise any habitable components. As the site is within the Low Flood Hazard area, all of these works will be above the 100-year flood level.

The existing OSD system is capable of conveying and storing the additional 6L/s maximum runoff from the soft fall area during the 1% AEP rainfall event.

The Flood Planning and Stormwater Management Report concludes that the Proposal complies with Fairfield City Council's flood planning requirements. As such, the Proposal will not have any adverse flooding impacts.

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4.4. THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

In accordance with s4.15(1)(c) of the EP&A Act the site is considered highly suitable for the proposed development for these reasons:

- The Proposal is fully compliant with the relevant statutory and non-statutory planning controls applying to the site and development.
- The Proposal is permitted with consent.
- The Proposal will make a positive contribution to the existing and desired streetscape character and context.

4.5. ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT OR REGULATIONS

In accordance with s4.15(1)(d) of the EP&A Act, it is acknowledged that submissions arising from the public notification of this application will need to be considered by the Consent Authority in its assessment. The proponent will undertake to formally respond and attempt to resolve to any relevant issues relating to the proposed development.

4.6. THE PUBLIC INTEREST

In accordance with s4.15(1)(e) of the EP&A Act the proposed development is considered in the public interest for these reasons:

- The Proposal is consistent with relevant State and local strategic plans and is fully compliance with the relevant State and local planning controls.
- No adverse environmental, social or economic impacts will result from the Proposal.
- The Proposal will provide positive social, environmental and economic benefits in the locality.
- Throughout the design stage, the local community have been active in the co-design to ensure that the Proposal meets the needs of the Fairfield community.

4.7. CONTRIBUTIONS

Council's *Local Infrastructure Contributions Plan 2023 (Contributions Plan)* provides that Council may consider exempting other development (or components of development) on a case-by-case basis, including development by charity or not-for-profit organisations where Council considers that there will not be an increase in demand for local infrastructure captured in the Contributions Plan.

Karitane is a not-for-profit and charity organisation which was established in 1923. Karitane is an NSW Affiliated Health Organisation which supports families in the first 2,000 days of their child's life. They have a history of innovation, providing leading specialist early parenting services while driving accessibility and support for parents across NSW. As such, if Council considers that the resultant development the subject of this DA will not increase demand for local infrastructure captured in the Contributions Plan, an exemption can be applied in the case of this DA.

The Proposal will not increase demand for local infrastructure. Specifically, the Proposal:

- Retains the existing FSR of 0.33:1.
- Retains the existing and approved land use.
- Is not 'traffic generating development' as defined in Schedule 3 of the TI SEPP.
- Does not comprise 'residential accommodation' as defined in the FLEP 2013.
- Is entirely within the development footprint of the existing development except for landscaping works which could conceivably be carried out as exempt development under Division 10 of the TI SEPP. As such, the proposed alterations and additions will not be an 'intensive' introduction to the existing land use and built form.

This DA seeks for s7.12 contributions to be waived due to the nature of Karitane being a not-for-profit and charity, the resultant negligible impact on broader local infrastructure and from the continuing and enhanced community benefit provided by Karitane.

5. CONCLUSION

The SEE demonstrates the proposed development is appropriate for the site and the locality for these reasons:

- ✓ The Proposal satisfies the applicable planning controls and policies.
- ✓ The Proposal will not result in any adverse environmental impacts.
- ✓ The Proposal will result in positive social and economic impacts.
- ✓ The Proposal is highly suitable for the site.
- ✓ The Proposal is in the public interest.

Accordingly, it is submitted that the proposal is in the public interest and should be approved subject to appropriate consent conditions. The appropriate consent conditions should encapsulate the mitigation measures and recommendations contained in the accompanying supporting documentation provided under separate cover.

DISCLAIMER

This report is dated 15 January 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Karitane (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

APPENDIX