

Statement of Environmental Effects
Proposed redevelopment of the Croatian Club and
development of shops, office and business premises



921, 921A, 921B, 923 and 925 Punchbowl Road,
and 21 Canterbury Road, Punchbowl

Prepared by
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December 2019

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A handwritten signature in black ink, appearing to read 'Michael Gheorghiu', written in a cursive style.

Date:

11 December 2019

Disclaimer:

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1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) report has been prepared on behalf of the Croatian Club Limited Pty Ltd (the Club) and CMT Architects Australia Pty Ltd (CMT Architects) and supports a development application to Canterbury Bankstown Council (Council) for the site located at 921, 921A, 921B, 923 and 925 Punchbowl Road, and 21 Canterbury Road, Punchbowl (the site).

Currently located on the site is the Croatian Club and car parking to support the function of the club. The proposed development seeks consent for demolition of existing structures on the site and redevelopment of the Croatian Club, shops, office, business premises, on-site at-grade and basement car parking, associated landscaping and associated civil engineering works.

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and Clause 50 of the *Environmental Planning and Assessment Regulation 2000* (the Regulations).

The preparation of this SEE relied upon the adequacy and accuracy of supporting reports and plans prepared by expert consultants in support of the development. This SEE should be read in conjunction with information enclosed with this report.

1.2 Cost of Works

The total development cost is estimated to be \$40,927,500 including GST and professional fees.

1.3 Current Planning Proposal

The subject site is currently subject to a Planning Proposal. The Planning Proposal seeks the following amendments to the *Bankstown Local Environmental Plan 2015*:

- Amend the Land Zoning Map by rezoning the properties at Nos. 913–921B Punchbowl Road in Punchbowl from R2 Low Density Residential to B1 Neighbourhood Centre.
- Amend the Height of Buildings Map by applying a maximum 17 metre building height to the site.
- Amend the Floor Space Ratio Map by applying a maximum 1.8:1 floor space ratio to the site.
- Remove the properties at 913–921B Punchbowl Road from the Lot Size Map, which do not apply to B1 Neighbourhood Centre zoned land.

On 28 November 2017, Council endorsed the Planning Proposal to be sent to the NSW Department of Planning, Infrastructure and Environment (DPIE) for Gateway Determination. Council's resolution states:

"1. Council prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination that will:

- (a) *Rezone the properties at 913 to 921B Punchbowl Road in Punchbowl from Zone R2 Low Density Residential to Zone B1 Neighbourhood Centre, subject to determining whether any retail or commercial uses are necessary for the area north of the drainage easement section of the site along Punchbowl Road (noting that residential flat buildings are permissible in the B1 zone).*
 - (b) *Permit a maximum 17 metre building height and a maximum 1.8:1 FSR. This should include a consideration of different height levels across the site, in association with relevant FSRs across the site (but achieving the same potential yield), including specific treatment of the zone interface between the northern part of the site and the R2 zoning to address adverse amenity impacts.*
 - (c) *Do not apply the Lot Size Map to the properties at 913–921B Punchbowl Road as the Lot Size Map does not apply to Zone B1 Neighbourhood Centre (if the site was to have a residential zoning which allowed residential flat buildings).*
2. *Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal, and the matter be reported to Council following the exhibition – outlining any submissions received and the way forward.*
3. *Council prepare and exhibit DCP amendments to support the planning proposal, and the matter be reported to Council prior to exhibition.*
4. *Council delegate authority to the General Manager to complete the actions outlined in the recommendations of this report.”*

On 25 May 2018, DPIE issued Gateway Determination. On 17 May 2019, the Gateway Determination was extended by DPIE.

Importantly, the proposed development is not contrary to the Planning Proposal and aligns with the design intent and the proposed development standards in the Planning Proposal. Hence, the proposed development does not seek to breach the proposed development standards in the Planning Proposal. Ultimately, the proposed development would still allow for the intended outcome of the Planning Proposal to be achieved.

2 The Site

This section of the report provides a review of the subject site.

2.1 Site Location

The site is located at 921, 921A, 921B, 923 and 925 Punchbowl Road, and 21 Canterbury Road, Punchbowl (the site). The legal description of the site is provided in the table below and the site has an area of 17,880sqm.

Table 1. Land Legal Description

Address	Lot and DP
921 Punchbowl Road	Lot 6 DP5245
921A Punchbowl Road	Lot A DP378634
921B Punchbowl Road	Lot D DP382627
923 Punchbowl Road	Lot 15 DP132440
925 Punchbowl Road	Lot 1 DP236825
21 Canterbury Road	Lot 14 DP132440

The site is an irregular shape located on the corner of Punchbowl Road and Canterbury Road. To the east of the site is located residential development and Punchbowl Park. Low scale residential development of up to two storeys is located on the western, northern and north-eastern boundary of the site. Additionally, immediately adjoining the site on the western boundary is a large light business premises consisting of storage area and warehouse buildings. To the east of the site are located a variety of developments including business premises, low scale residential development and recently constructed multi-storey residential development. Refer to Figure 1 for site location and Figure 2 for site identifying address and Lot and Deposited Plan (DP) numbers for each parcel of land.



Figure 1. Subject site (source: base map from Nearmap)



Figure 2. Lot, DPs and address of subject site (source: base map from SIX Maps)

The site is located within 1.7 kilometres of the Bankstown Town Centre and Bankstown Train Station, which is on the existing T3 Railway Line that provides train services between Sydney-Liverpool and Lidcombe. The T3 Railway Line is being converted to a Metro Railway Line thus converting Bankstown to a Metro Train Station that will provide faster and more frequent train services. Bankstown Town Centre is identified as a Strategic Centre under the Greater Sydney Commission's South District Plan.

The closest train station to the site is actually Punchbowl, which is located within 1.2 kilometres. Punchbowl Train Station is also on the T3 Railway Line that as mentioned above is being converted to a Metro Railway Line. Hence, Punchbowl Train Station will be converted to a Metro Station.

The other largest shopping precinct that is located near the site is the Roselands Shopping Centre, which is situated within 2.2 kilometres. The site is also within 1 kilometre of large employment areas. Therefore, providing a large catchment of workers and people that are likely to use the proposed uses on the site.

The site as shown in Figures 3 and 4 shows the location of the site within its regional context.

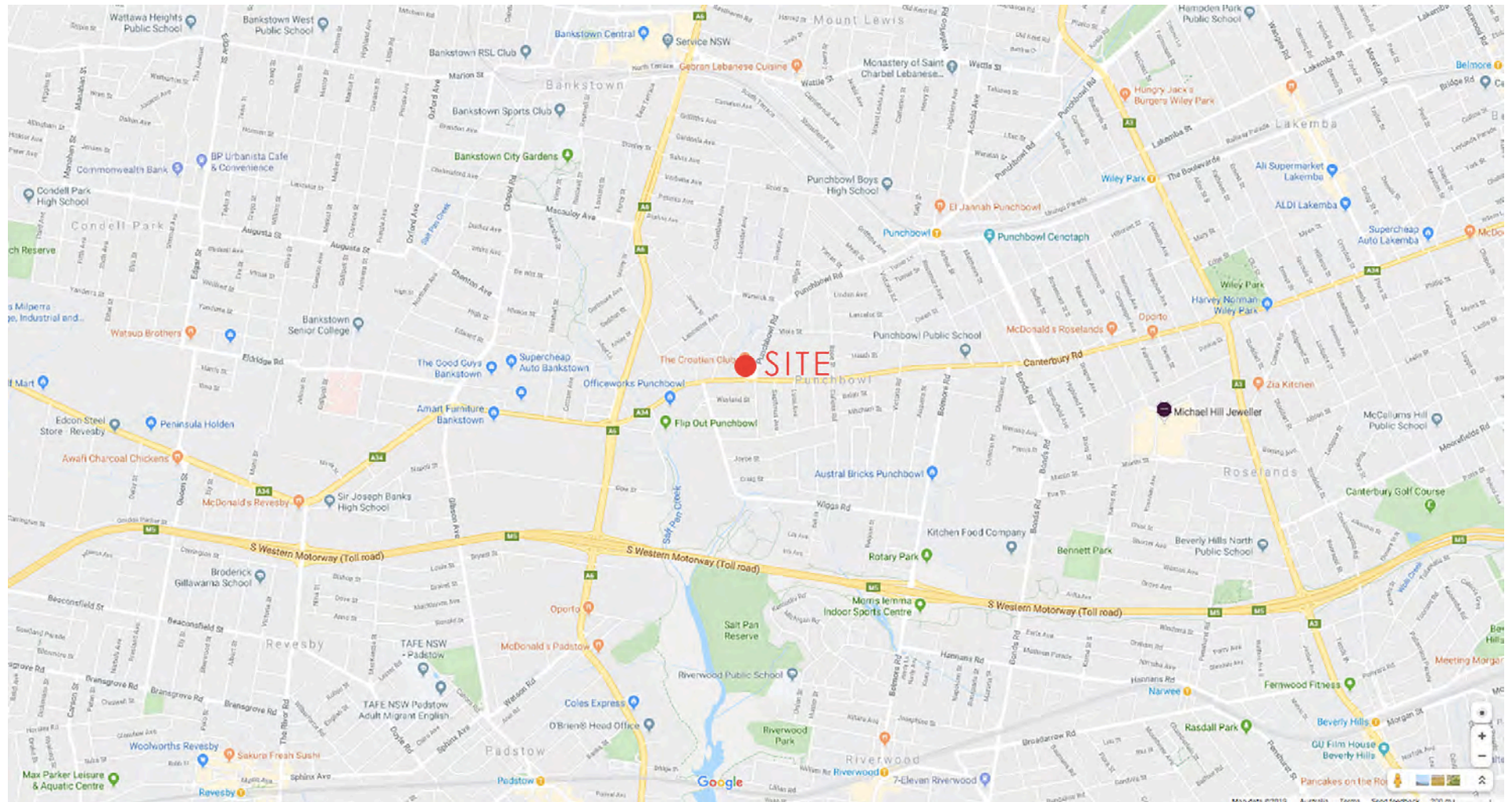


Figure 3. Subject site in its regional context (source: base map from Google Maps)

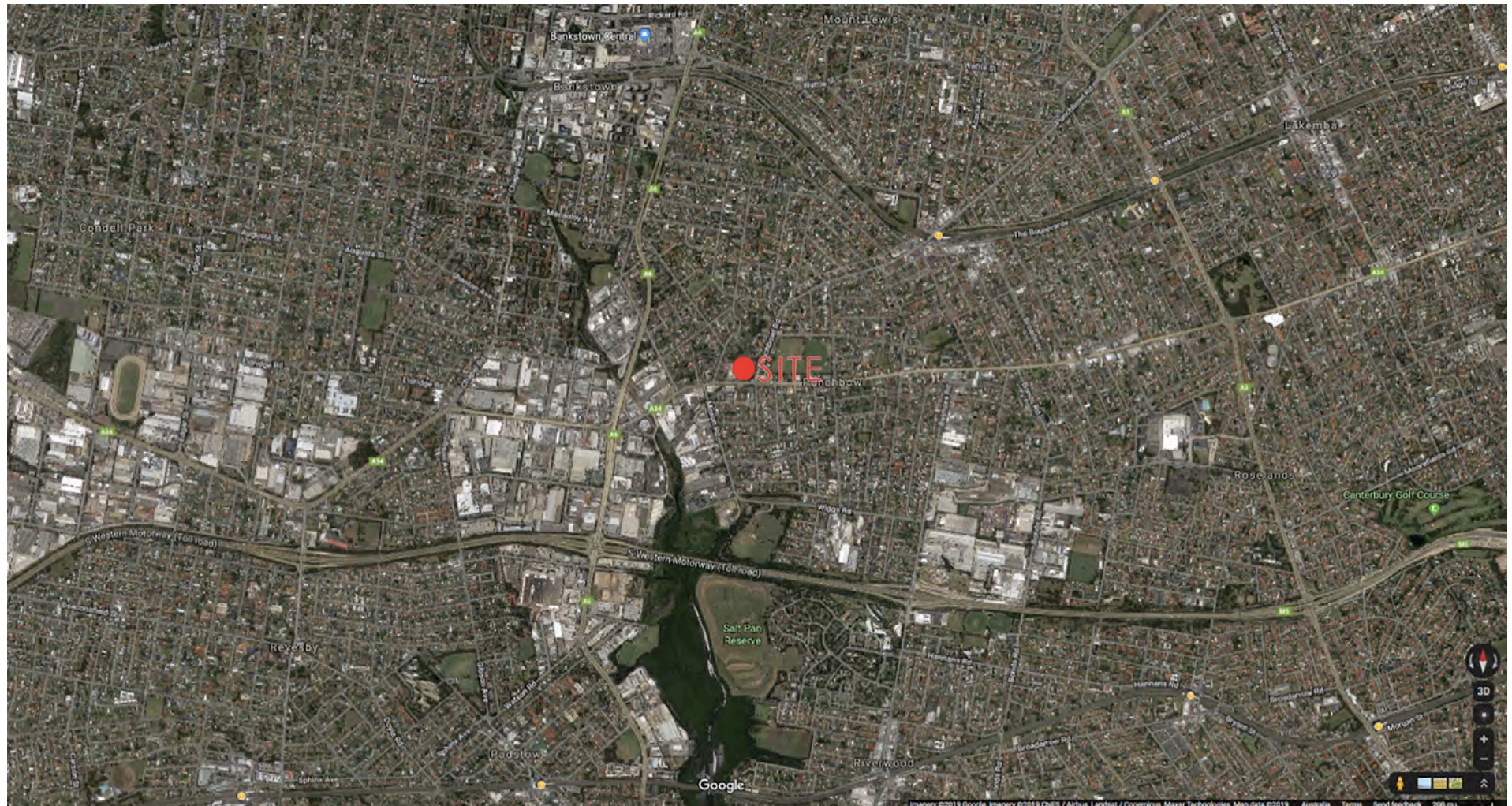


Figure 4. Site in its regional context - aerial (source: base map from Google Maps)

2.2 Site Description

The site comprises of six allotments. The site is irregular in shape and generally flat. One large building is found on the site that is currently being used by the Croatian Club. At-grade car parking is provided on the site to service the Croatian Club. The site currently has a minimal amount of landscaping, generally to the perimeter of the site. Table 2 below provides a summary of the site.

Table 2. Site Description

Item	Details
Legal Description	<ul style="list-style-type: none"> • 921 Punchbowl Road - Lot 6 DP5245, • 921A Punchbowl Road - Lot A DP378634, • 921B Punchbowl Road - Lot D DP382627, • 923 Punchbowl Road - Lot 15 DP132440, • 925 Punchbowl Road - Lot 1 DP236825 and • 21 Canterbury Road - Lot 14 DP132440
Existing Development on Site	Croatian Club and car parking
Site Area	1.788 hectares
Punchbowl Road Frontage	Approx. 110 metre
Canterbury Road Frontage	Approx. 90 metres

3 The Proposal

CMT Architects Australia Pty Ltd (CMT Architects) is the architect of the proposal. This section describes the proposed development. Refer to architectural plans prepared by CMT Architects enclosed with this SEE report.

3.1 Proposed Development

The proposed development seeks consent for a three storey building consisting of the redevelopment of the Croatian Club, and development of shops, office and business premises. Additionally, consent is sought for on-site at-grade and basement car parking. Generally, the following works are proposed:

- Demolition of all existing structures on site;
- Construction of a development, consisting of:
 - Car parking for a total of 423 car parking spaces including:
 - Lower basement level car parking for 207 car parking spaces,
 - Upper basement level car parking for 16 car parking spaces
 - At-grade car parking for 200 spaces;
 - Upper basement
 - Shop - 3,000sqm gross floor area (GFA),
 - Storage – 200sqm,
 - Waste room – 350sqm,
 - Loading are – 425sqm,
 - Central pedestrian circulation area with landscaping and escalators to ground level above,
 - Ground level:
 - Croatian Club – 1,500sqm GFA,
 - Shops and business premises – 1,770sqm GFA,
 - Outdoor public area and open space,
 - Internal road with access from Punchbowl Road,
 - Basement vehicular access on-site from proposed internal road,
 - First level office space – 3,375sqm GFA;
 - Second level office space – 3,375sqm GFA;
- Associated civil engineering works including stormwater and drainage infrastructure works; and
- Associated landscaping works.

3.2 Landscaping

The proposed development includes extensive landscaping and public domain areas. The proposed landscaping works include:

- Soft perimeter landscaping around the entire site;
- Soft landscaping and planting of street trees along Canterbury Road and Punchbowl Road;
- Creation of internal pocket park with landscaping throughout;
- Soft landscaping and planting of trees at within at-grade car parking area;
- Planting of street trees to proposed new internal road;
- Landscaping to proposed internal courtyard; and
- Rooftop landscaping on the north-west block on the proposed development.

Refer to Figure 5 below for the extent of the proposed landscaping on the site.



Figure 5. Proposed landscaping

3.3 Photomontages

This application and enclosed architectural plans are supported by a photomontage of the proposed development. Refer to Figures 6, 7 and 8 for the photomontages.



Figure 6. View to proposal from corner of Canterbury Road and Punchbowl Road



Figure 7. View to site and proposed internal road from Punchbowl Road



Figure 8. View to publicly accessible internal courtyard

4 Planning Framework

An assessment of the proposal against the relevant planning and environmental legislation and guidelines has been undertaken to determine the proposal's compliance with the relevant development controls.

4.1 Current Planning Proposal

As discussed in Section 1.3 of this report the site is subject to a Planning Proposal. The Planning Proposal seeks the following amendments to the *Bankstown Local Environmental Plan 2015*:

- Amend the Land Zoning Map by rezoning the properties at Nos. 913–921B Punchbowl Road in Punchbowl from R2 Low Density Residential to B1 Neighbourhood Centre.
- Amend the Height of Buildings Map by applying a maximum 17 metre building height to the site.
- Amend the Floor Space Ratio Map by applying a maximum 1.8:1 floor space ratio to the site.
- Remove the properties at 913–921B Punchbowl Road from the Lot Size Map, which do not apply to B1 Neighbourhood Centre zoned land.

Assessment of the proposal should take into consideration the strategic merit of the site and proposed future development standards on the site.

4.2 Strategic Planning Assessment

4.2.1 Greater Sydney Regional Plan

On 18 March 2018, the Greater Sydney Commission (GSC) released 'A Metropolis of Three Cities – Greater Sydney Region Plan' (GSRP). The central theme of the GSRP provides a strategic planning vision of the Sydney Metropolitan Area on the basis of a three-city model. The three cities and their strategic planning vision are:

- **The Eastern Harbour City** – Vision is to build upon its strong financial, professional, health and education sectors and extend its capabilities with an innovation precinct that will boost productivity and global connections.
- **The Central River City** – Vision is to capitalise on its location in the centre of Greater Sydney with enhanced radial transport links, continue developing its world-class health, education and research institutions as well as its finance, business services and administration sectors to drive the economy.
- **The Western Parkland City** – Vision is to grow a strong trade, logistics, advanced manufacturing, health, education and science economy and be the most connected place in Australia, underpinned and driven by the new Western Sydney Airport and Badgerys Creek Aerotropolis.

Further to the above, the GSRP identifies a number key direction in the GSRP that promote better communities, the delivery of housing, delivery of employment and improved Centres. Specific directions include:

- A city for people – Celebrating diversity and putting people at the heart of planning
- Housing the city – Giving people housing choice

- A city of great places – Designing places for people
- A well-connected city – Developing a more accessible and walkable city
- Jobs and skills for the city – Creating the conditions for a stronger economy
- A city in its landscape – Valuing green spaces and landscape

However, the specific directions that the proposed development would support, include:

Direction

Liveability A city for people

Objective 8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods

Delivering rich and diverse neighbourhoods requires widespread engagement to develop an understanding of local cultures and needs and to capitalise on community strengths.

A place-based planning approach that recognises cultural diversity in communities and responds to the different ways in which people engage and contribute provides increased opportunities for community participation.

Assessment

The site currently has a strong cultural base through the existing Croatian Club that is located on the site. The existing use contributes to the culturally diversity of the area while supporting its ethnic membership. The proposed development seeks to reinforce this and open the Croatian Club to new members and the wider community through the variety of the uses that are being proposed. The redevelopment of the site is a placed-based approach by way of harnessing the rich culture of the existing uses on the site and by creating a new experience for existing Croatian Club members, potential future members and the general community. The other uses on the site will only further contribute to the diversity and social engagement of the development within itself and the surrounding area.

Direction

A city of great places

Objective 12 - Great places that bring people together

- *Well-designed built environment: great places are enjoyable and attractive, they are safe, clean and flexible with a mix of sizes and functions.*
- *Social infrastructure and opportunity: great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connections.*
- *Fine grain urban form: great places are walkable of human scale, with a mix of land uses including social infrastructure and local services at the heart of communities.*

Assessment

The proposed development, due its unique architectural expression, relationship to the Canterbury Road and Punchbowl Road, creation of pedestrian friendly environment and underpinning cultural uses via the Croatian Club, will be a landmark development for the entire Council area. The proposed meets the NSW State Government's direction for creating 'a city of great places' and a very special environment like no-other in the Council area. The proposal achieves a high quality design that encourages pedestrian activity, outdoor dining and social interaction for people of all ages. The proposal, while not fine grain due to its arrangement and location, is of a human-scale and incorporates a mix of uses that support the local community.

Objective

A well connected city

Objective 22

Investment and business activity in centres

Recognises the need to plan and grow new centres

Centres continue to be a key organising element of the urban structure of Greater Sydney and all play an important role in providing access to jobs, goods and services.

Assessment

The site is zoned for a Neighbourhood Centre and the Planning Proposal reinforces the intent of the zone by enlarging the Neighbour Centre land use zone across the site. Hence, the site is considered to be a new emerging Centre that will have significant positive contribution to the local community through the variety of uses, unique architectural design and the cultural base of the Croatian Club.

While not on a train line the proposal does have access to regular bus public transport that provides services to Hurstville, Canterbury and Bankstown. The Centre provides jobs and access to goods and services for the local community, playing an important role in area that is absorbing more residential housing and also has a strong employment base. The proposal and Centre positively contributes to the strategic organisation of land uses in this part of Sydney.

Summary

The renewal of the site clearly contributes to employment and the economic role of the Centre and assists the NSW State Government's delivery of its objectives and meets important strategic planning directions.

4.2.2 South District Plan

On 18 March 2018, the GSC released the South District Plan, which is one of five District Plans for the Sydney Metropolitan Area. The South District Plan sets out priorities relating to improving the productivity, liveability and sustainability of the district. Hence, the South District Plan as per the other four District Plans follows the overarching strategic planning framework of the Greater Sydney Region Plan.

Specifically, the South District Plan sets housing targets for the district. The amount of housing for the South District is projected to increase by an additional 83,500 dwellings by 2036. This equates to an annual supply of 4,175 dwellings.

While the South District Plan sets out numerous priorities to manage this growth, the key priority identified in the District Plan that relates to the proposal includes:

- *Direction: A City for People - Celebrating diversity and putting people at the heart of planning*

Planning Priority S3: Providing services and social infrastructure meet communities changing needs

Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities

- *Direction: A City of Greater Places – Designing places for people*

Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage

- *Direction: A Well-Connected City – Developing a more accessible and walkable city*
Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city
- *Direction: Jobs and Skills for the City – Creating the conditions for a stronger economy*
Potential indicator: Increased jobs in metropolitan and strategic centres

The proposal would significantly contribute to achieving the above directions and priorities by providing:

- Better socially connected communities;
- Street activation and better designed places for communities;
- Increased employment to support and encourage a stronger economy;
- Improved traffic and pedestrian outcomes and conditions; and
- Promote transport orientated development and a walkable city in close proximity to public transport.

The site is able to accommodate a renewed Neighbourhood Centre creating greater opportunities for increased employment, while also redeveloping the existing Croatian Club, revitalising this community.

The urban renewal of the site clearly assists the NSW State Government to achieve the priorities in the District Plan.

4.3 Statutory Planning Assessment

The SEE has been prepared in consideration of the matters listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and should be read in conjunction with information supporting this report and the application.

4.3.1 Environmental Planning and Assessment Act 1979

The Act is the principle planning and development legislation in New South Wales. In accordance with Section 1.3, the objectives of the Act are:

- to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- to promote the orderly and economic use and development of land,*
- to promote the delivery and maintenance of affordable housing,*
- to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- to promote good design and amenity of the built environment,*
- to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*

- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

The proposed development does not undermine any of the above objectives. In support of the stated objectives of the Act:

- The proposed development will promote the social and economic welfare of the local community through the provision of high-quality uses;
- Introduction high quality commercial/retail uses which will provide local employment opportunities with enhanced local amenity; and
- Creation of additional jobs during the construction and operational phases.

4.3.2 State Environmental Planning Policies (SEPPs)

Table 3 provides an overview of the key State Environmental Planning Policies (SEPPs) that apply to the site.

Table 3. Summary of relevant SEPPs

SEPP	Provision Summary	Assessment
State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)	<p>State Environmental Planning Policy No. 55 - Remediation of Contaminated Lands (SEPP 55) establishes State-wide provisions to promote the remediation of contaminated land.</p> <p>Clause 7 of the SEPP 55 requires that a consent authority must not grant consent to a development if it has considered whether a site is contaminated, and if it is, that it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.</p>	<p>A Detailed Site Investigation, a Geotechnical Assessment as well as an Acid Sulfate Soils Management Plan support the proposal. Refer to Section 5 of this report for further details.</p>

4.3.3 Bankstown Local Environmental Plan 2015

The *Bankstown Local Environmental Plan 2015* (LEP) is the primary local environmental planning instrument that applies to the site. The table below provides a summary of the key development standards that apply to the site under the LEP.

Table 4. LEP Summary Assessment

Control	LEP Clause	Provision	Assessment
Land Use Zone	Cl.2.1	Zone B1 Neighbourhood Centre Zone R2 Low Density Residential	Complies. The proposal offers uses for a registered club, shops, office premises, business premises and car parking. The proposal is permissible within the zone.
Maximum Building Height	Cl.4.3	11 metres 9 metres	Proposed development is 11.8 metres high on the part of the land that permits an 11 metre development. The proposal is supported by a Clause 4.6 justification for the variation report. The part of the land that is subject to the 9 metre building height control includes the at-grade car parking.
Floor Space Ratio (FSR)	Cl.4.4	The site is subject to an FSR of 1:1 and 0.5:1. The area of the site to which each FSR control applies is as follows: <ul style="list-style-type: none"> • Properties at 921, 921A and 921B Punchbowl Road, area is 9,710sqm and FSR is 0.5:1; • Properties 923 925 Punchbowl Road and 21 Canterbury Road, area is 8,170sqm and FSR is 1:1. Therefore, total permissible gross floor area (GFA) is 13,025sqm.	Complies. The proposed total GFA is 13,020sqm.
Heritage	Cl.5.10	Any heritage item on the site or within a heritage conservation area.	Not applicable
Flood Planning	Cl.7.3	Avoid flood risk and avoid adverse impacts on flooding.	The site is supported by detailed civil engineering plans that demonstrate that the proposal avoids flood risk.

Assessment of the Objectives of the Land Use Zone

Land Use Zone Objectives

The site is zoned B1 Neighbourhood Centre. The objectives of the land use zone in the LEP are as follows:

“Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.*

Assessment

The proposal meets the above by:

- The proposal provides a range of uses that reinforce the role the Centre and intent of the land use zone providing much needed retail and commercial services in the area to support the local community. The proposal also achieves a significant amount of employment from the proposed uses including retail/commercial jobs, cleaning and administration jobs, as well as construction jobs.
- The proposal does not include any residential uses.

Therefore, the proposed non-compliance is considered to be reasonable for the site and clearly meets the objectives of the zone.

Assessment of the Objectives of the Building Height Standard

The objectives of Clause 4.3 are provided below with an assessment of the objectives.

Maximum Height of Buildings Objectives

Clause 4.3 of the LEP states:

“4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to ensure that the height of development is compatible with the character, amenity and landform of the area in which the development will be located,*
- (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of two storeys in Zone R2 Low Density Residential,*
- (c) to provide appropriate height transitions between development, particularly at zone boundaries,*
- (d) to define focal points by way of nominating greater building heights in certain locations.*

Assessment

The proposal meets the above by:

- The proposed height of the development is appropriate to the conditions of the site and its context as the surrounding context already consists of a wide range of built

forms and building heights. The proposal meets this objective from a number of different perspectives, including:

- The proposal reinforces the corner of Canterbury Road and Punchbowl Road and clearly aligns with the land use zone intent of the Centre on the site,
- The proposal contributes positively to the skyline of the area and in particular to the treatment of the corner. Specifically, on the southern side of the site a large seven storey residential development has been constructed that dominates the surrounding built form. Due to the shape and orientation of the proposal, the proposal provides a consistent built form profile to both frontages on Canterbury Road and Punchbowl Road,
- In essence the proposal positively contributes to the character of the area and creates a landmark building on a major intersection;
- The proposal reinforces the uses on the site for a Neighbourhood Centre, positively aligning with the existing land use zone, while providing a large transition area by way of at-grade car parking to the nearby R2 Low Density Residential development;
- Give the nature of surrounding development which ranges from light industrial, commercial and residential, which are of varying built forms and heights, the proposal is considered to achieve a height that contributes to the creation of a landmark building on the site. The proposed height forms part of the interesting diverse character of the existing development in the area; and
- The site and proposal is clearly a focal point. The proposal achieves a unique development for the site and for the entire Council area, and is expected to become a landmark development.

Therefore, the proposed non-compliance is considered to be reasonable for the site and strict compliance with the development standard unnecessary.

4.3.4 Bankstown Development Control Plan

The *Bankstown Development Control Plan 2015* (DCP) is the primary Development Control Plan that applies to the site and sets out the core controls for the site.

Table 5. DCP Assessment

Section	Control	Assessment	Compliance (Y/N)
Part B2 Commercial Centres			
2	Neighbourhood Centres		
Objectives			
(a)	To have development that is compatible with the desired character and role of the particular centre.	The proposal aligns with the current Planning Proposal that applies to the site.	Y
(b)	To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.	The proposal achieves an excellent design is contemporary offering new facilities for the Croatian Club while delivering a landmark development on the site.	Y

Section	Control	Assessment	Compliance (Y/N)
(c)	To have development that provides adequate amenity to people who live in, work in and visit the neighbourhood centres.	The proposal achieves a high quality of amenity for future users of the site and development by way of a new internal road, new and additional car parking enhanced streetscape, internal courtyard and ample pedestrian circulation space.	Y
(d)	To ensure the building form and building design of development provide appropriate amenity to neighbouring residential development in terms of access to sunlight and privacy.	The proposal does not include any residential uses.	N/A
(e)	To provide storey limits for the neighbourhood centres.	The proposal is three storeys in height. While it is partially non-compliant with the current LEP 11 metre building height development standard, it is well below the proposed 17 metres building height proposed in the Planning Proposal.	Y
5	Building Design		
Objectives			
(a)	To have high architectural quality in development.	The proposal achieves an excellent design is contemporary offering new facilities for the Croatian Club while delivering a landmark development on the site.	Y
(b)	To encourage building facades and corner allotments to add visual interest to the streetscape.	The proposal achieves a high quality design on the corner of Canterbury Road and Punchbowl Road reinforcing the corner, enhancing the streetscape and creating a strong visual presence on the street.	Y
(c)	To provide pedestrian comfort and protection from the weather.	The proposal significantly enhances the pedestrian experience in and around the site and development by an enhanced streetscape, introduction of more landscaping,	Y

Section	Control	Assessment	Compliance (Y/N)
		providing awnings for weather protection and a colonnade design to entire frontage of Canterbury Road and Punchbowl Road.	
(d)	To have facade designs and building footprints that integrate into the overall building form and enhance the desired contemporary street character.	The design is unique and establishes a landmark development. The proposal is a significant architectural achievement for the site.	Y
(e)	To have a modern and interesting roof skyline.	As above.	Y
(f)	To give the Hume Highway the appearance of a business enterprise corridor by creating active business frontages and limiting the domestic appearance of attics.	The proposal is not located on the Hume Highway.	N/A
(g)	To have front fences that achieve an attractive streetscape and incorporate open style construction such as spaced timber pickets or wrought iron.	The proposal does not include front fences.	N/A
(h)	To ensure the design of dwellings are adaptable to a number of family types, and cater for senior residents and residents with disabilities.	The proposal does not include residential uses.	N/A
(i)	To provide adequate amenity to the occupants of buildings and to neighbouring residential development in terms of solar access.	The proposal does not include residential uses.	N/A
(j)	To provide adequate amenity to the occupants of buildings in terms of open space.	The proposal does not include residential uses. However, large high quality open space is provided for all users including the Club members and visitors.	N/A
(k)	To provide appropriate landscaping in commercial centres.	The proposal provides high quality landscaping throughout. Refer to enclosed landscape architectural plans.	Y

Section	Control	Assessment	Compliance (Y/N)
(l)	To have a landscape buffer zone that encourages deep soil planting to enhance commercial centres or arterial roads.	As above.	Y
(m)	To ensure the siting and design of buildings contribute to the personal and property security of people.	The proposal provides excellent passive surveillance and clear unobstructed sight lines. Entries are clearly visible on the site and the development will include CCTV throughout for extra security.	Y
(n)	To ensure development is integrated with the public domain and contribute to an active pedestrian orientated environment.	The proposal is well integrated into the public domain offering high way quality enhanced public spaces, while also offering large privately owned publicly accessible spaces that provide excellent pedestrian circulation.	Y
(o)	To maximise natural surveillance so that people feel safe at all times.	The proposal provides excellent passive surveillance and clear unobstructed sight lines. Entries are clearly visible on the site.	Y
(p)	To encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.	The combination of materials, the design elements and promotion of increased activity and longer periods of the day compared to the current situation on the site, would significantly alleviate opportunities for crime, vandalism and graffiti.	Y
Controls			
5.2	5.2 Development must articulate the facades to achieve a unique and contemporary architectural appearance that: (a) unites the facades with the whole building form; (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character; (c) combines high quality materials and finishes;	The design is unique and establishes a landmark development. The proposal is a significant architectural achievement for the site.	Y

Section	Control	Assessment	Compliance (Y/N)
	(d) considers the architectural elements shown in the illustration to this clause; and (e) considers any other architectural elements to Council's satisfaction.		
5.3	Development must architecturally treat blank walls that can be viewed from the street and adjoining residential zoned land by incorporating public art, variation in building materials and/or other architectural design methods which reflect contemporary and interesting design.	The proposal includes very few blank walls. The proposal includes a variety of treatments, however in the street level predominately includes glass elements to provide visual penetration through the site and development.	Y
5.4	The street facade of development on corner allotments should incorporate architectural corner features to add visual interest to the streetscape.	The proposal achieves a high quality design on the corner of Canterbury Road and Punchbowl Road reinforcing the corner, enhancing the streetscape and creating a strong visual presence on the street.	Y
5.5	Development should restrict the use of the first storey (i.e. the ground floor) to business, retail or other non-residential uses: (a) to maintain business and retail floor space in the business zones; and (b) to maintain active street frontages in the business zones.	The proposal includes The Croatian Club on ground level with other retail/commercial uses, and commercial uses on the levels above. A large shop is also provided in the upper basement level.	Y
Part B5 Parking			
2	Off-Street Parking		
2.1	<u>Business/Office Premises</u> 1 car space per 40m2 gross floor area of the premises. <u>Shops</u> Development of less than 4,000m2 gross floor area 1 car space per 40m2 of gross floor area.	Refer to Section 5 of this SEE report for a the traffic and car parking assessment.	Refer to Section 5 of this SEE

Section	Control	Assessment	Compliance (Y/N)
Part B12 Flood Risk Management			
1	Introduction		
Objectives			
(a)	To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.	A flood risk assessment supports this SEE and proposal. The report found that the development is able to meet relevant standards and reduce risk to human life from potential flood impacts.	Y
(b)	To apply a “merit-based approach” to all development decisions which takes account of social, economic and environmental as well as flooding considerations in accordance with the principles contained in the NSW Floodplain Development Manual (FDM).	Refer to Section 5 of this SEE report for an assessment of the potential flood impact.	Y
(c)	To control development and other activity within each of the individual floodplains within the City of Bankstown having regard to the characteristics and level of information available for each of the floodplains.	As above.	Y
(d)	To assess applications for development on land that could be flood affected in accordance with the principles included in the FDM, issued by the State Government.	As above.	Y

5 Environmental Assessment

This section addresses the key environmental impacts of the proposal and the heads of consideration under Section 4.15 of the Act.

5.1 Assessment of Key Environmental Issues

The section provides an assessment of the key environmental issues related to the proposal.

5.1.1 Overshadowing Impact

In relation to overshadowing, the shadow analysis diagrams provided at Figures 11, 12 and 13 of this report shows the extent of overshadowing cast by the proposal in comparison with the existing development on the site.

Analysis of the shadow diagrams found that the proposal would not generate adverse overshadowing impacts on adjoining properties and in particular no overshadowing impacts on any existing residential properties.

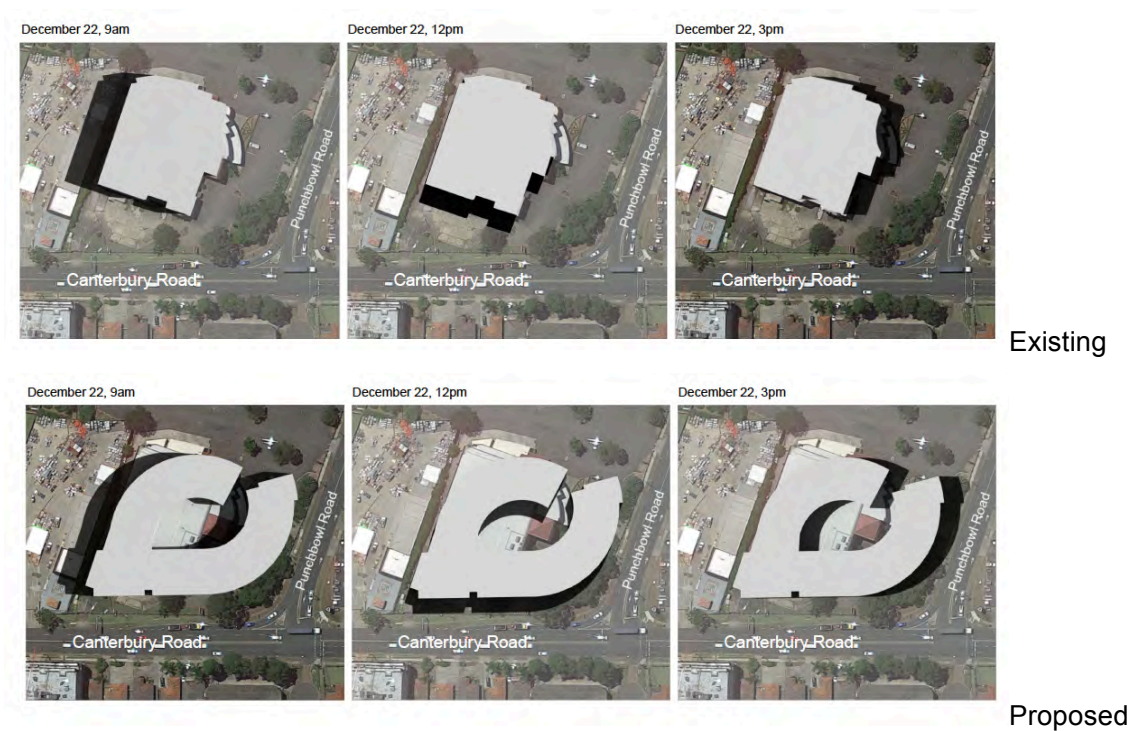


Figure 9. Shadow diagram – December

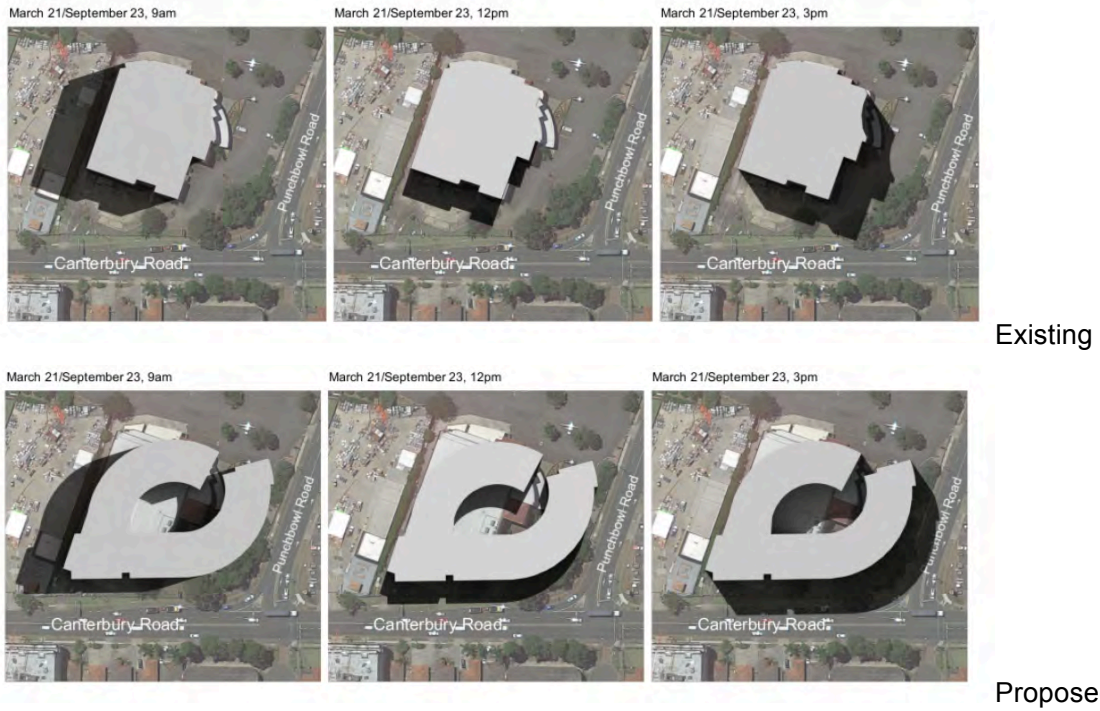


Figure 10. Shadow diagram – March/September

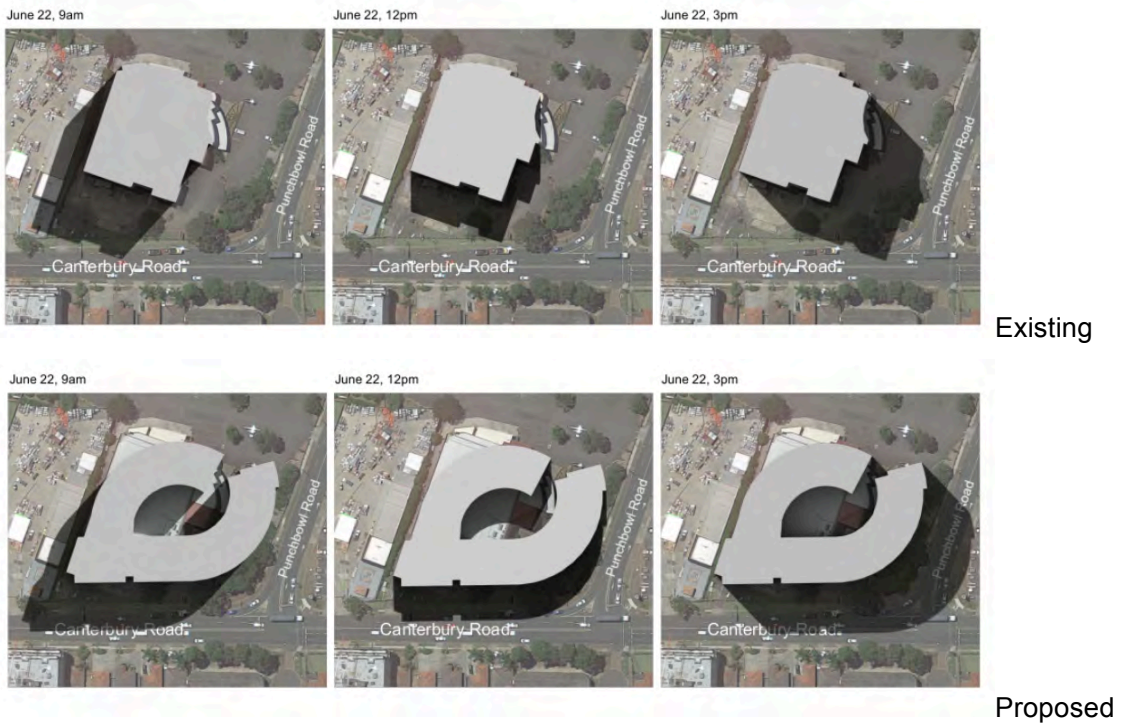


Figure 11. Shadow diagram – June, mid-winter

5.1.2 View Impact

The proposed development does not generate any view loss and view impacts on surrounding development. Further, the proposal does not obstruct any views from surrounding development to any iconic views and/or vistas. Development in the local area predominately has views to the relevant streets the properties front onto or to roof-tops or if potentially to a park. The proposal does not have any impact on views that might currently be enjoyed by any residents to a park and overall does not generate any adverse view impacts to the surrounding area.

Moreover, the proposal enhances the aesthetic quality of the streetscape by reinforcing the corner of Canterbury Road and Punchbowl Road with a contemporary architecturally designed building, planting of landscaping and street trees and encouragement of greater street activation.

Additionally, the inclusion of a pocket park at the end of the proposed internal road creates a positive vista for the site and area. Also, the creation of an internal courtyard enveloped by the proposed building provides increased amenity for users of the proposal reducing the impact from vehicular noise, dust and pollution currently experienced off Canterbury Road and Punchbowl Road, while also creating a new visual experience.

5.1.3 Flooding Impact Assessment and Civil Engineering Design

Assessment

The proposal is supported by a overland flood study prepared by ACOR Consultants as well as detailed civil engineering plans prepared by ANA Civil Pty Ltd. The flood risk assessment prepared by ACOR Consultants assessed the following:

- Surface runoff across the catchment;
- Flows within the underground pipe drainage network if data available;
- Flooding towards the lower part of the catchment; and
- Backwater flooding impact the subject site.

The report found that the subject site is affected by 100 year ARI overland flow, resulting in inundation of the site at depths ranging between 0m and 1m. However, the flood risk can be managed on the site through the design.

The civil engineering plans prepared for the proposal demonstrate that the site is

Recommendation

Based on the findings and conclusion of the flood impact assessment report, it is recommended that:

- Council adopt all recommendations in the report;
- Council implement a Condition of Consent that requires a Flood Management Plan be prepared to Council's satisfaction prior to commencement of construction addressing construction and operation flood management measures.
- Council implement a Conditions of consent requires a Operational Flood Management Plan be prepared to Council's satisfaction prior to operation of site that is kept on site at all times.

5.1.4 Traffic and Car Parking Impact Assessment

Assessment

Traffic and Transport Planners were engaged to prepare a traffic impact assessment report for the proposed development. The report aims to determine the impact of the proposal on surrounding road network and determine the amount of car parking that would be generated by the proposal.

The report identifies that:

- The site is located on two RMS Main Roads, Canterbury Road (MR167) and Punchbowl Road (MR549);
- Other nearest intersections include Moxon Road which is a collector road and Bramhall Avenue which is a local road;
- The Canterbury Road and Punchbowl Road intersection operates at Level of Service B;
- The Canterbury Road and Moxon Road intersection operates at Level of Service C;
- The Punchbowl Road and Bramhall Avenue intersection operates at Level of Service B; and
- The site is located within 400 metres of bus stops on Canterbury Road and Warwick Street that provide regional access to Bankstown, Hurstville and Canterbury.

The assessment found that Council's car parking requirements in combination with RMS rates would require the site to accommodate a total of 463 car parking spaces in order to service the uses on the site. However, given the expected demand a reduction factors have been applied to the car parking rates for weekday and weekend/weeknight demand. Based on the applied reduction factors the proposal requires a total of 287 car parking spaces during the weekday and 311 car parking spaces during the weekend/weeknight periods. The proposal provides a total of 423 car parking spaces, which is in excess of the realistic car parking demands for the proposed uses on the site.

The report also assessed the traffic generation and impact on the road network, overall the report found that:

- *The proposed development has been assessed to generate 272 vehicle trips per hour during the AM peak period and 577 vehicle trips per hour during the PM peak period. Software modelling has been undertaken at key intersections at Canterbury Road / Punchbowl Road and Canterbury Road / Moxon Road, with the results demonstrating that these intersections will continue to perform within capacity. The results are attributable to a left-in and left-out arrangement for the proposed site access on Punchbowl Road.*
- *The design of car parking and loading facilities generally complies with AS2890.1 (2004) and AS2890.2 (2018), with a swept path analysis undertaken for critical movements. It is however envisaged that a condition of consent would be imposed requiring compliance with these standards and as such any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.*

This Traffic Impact Assessment therefore demonstrates that the subject application is supportable on transport planning grounds.

Refer to the Traffic Report enclosed with this SEE Report for detailed assessment.

Recommendation

It is recommended that Council adopt the findings of the Traffic Report in assessing and granting consent to the proposed development.

5.1.5 Contamination Assessment

Assessment

Benviron Group were engaged to undertake and prepare a Detailed Site Investigation (DSI) for the site. Intrusive sampling was undertaken of the site on 1st June 2016, which included drilling and logging from 31 locations across the site, in accordance with NSW EPA Sampling Design Guidelines. Groundwater monitoring wells were also installed in three boreholes. Soil and groundwater samples were collected and sent for selective laboratory analysis.

The analysis found that:

- Groundwater depth occurs between 3.4 metres to 4.9 metres below ground (page 53 DSI report);
- pH readings in the groundwater samples ranged from 6.47 to 6.67 indicating that the groundwater is generally neutral (page 54 DSI report);
- Groundwater monitoring found that there were no concerns with contaminants (page 101 DSI report);
- The majority of heavy metals were below the respective LOR and/or the Health Investigation Level (HIL) for a residential development, with the exception of only a few samples, hence this would be accepted for the proposed development (page 86 DSI report); and
- Only boreholes BH11 (SS2), BH19, BH23 and BH24 require remediation, however the exceedance in HIL criteria only relates to chromium heavy metal which was only a minor non-exceedance to the HIL (page 100 DSI report).

Refer to DSI Report enclosed with this SEE Report for the detailed assessment.

Recommendation

Based on the findings and conclusion of the report, it is recommended that Council adopt the recommendations in the DSI report.

5.1.6 Geotechnical Assessment

Assessment

Coffey Services Australia Pty Ltd were engaged to prepare Geotechnical Desktop Study Report for the site. A site visit was undertaken of the site on 31 October 2019. The assessment found that:

- Existing ground elevations range from 6 metres to 8 metres; and
- The site mainly consists of Quaternary alluvium fill comprising silt, clay, fluvial sand and gravel, as well as Ashfield Shale.

The report provides an overview of the geotechnical conditions and considerations for any excavation that will occur on the site with respect to the proposed development.

Refer to Geotechnical Desktop Study Report enclosed with this SEE Report for detailed assessment.

Recommendation

Based on the findings and conclusion of the report, it is recommended that:

- All recommendations in the report be adopted by Council; and
- Council adopt Conditions of Consent requiring further investigations be completed prior to issue of any Construction Certificate.

5.1.7 Acid Sulfate Soil Assessment

Assessment

Coffey Services Australia Pty Ltd were engaged to prepare a Preliminary Acid Sulfate Soil (ASS) Management Plan. The ASS Management Plan outlines the following:

- Likelihood of encountering ASS;
- Management plan principles and procedures with respect to dewatering and surface water monitoring;
- Methods for assessing and treating ASS;
- Method and criteria for water treatment;
- Record keeping and reporting;
- Classification and disposal of ASS;
- Strategies for contingency plans; and
- Work health and safety procedures.

Refer to ASS Management Plan enclosed with this SEE Report for details.

Recommendation

It is recommended that Council adopt the ASS Management Plan.

5.1.8 BCA Assessment

Assessment

AED Group (AED) was engaged to undertake a Building Code of Australia (BCA) compliance assessment of the proposal and prepare a report on their findings and recommendations. The BCA report finds that there a number of non-compliances with Deemed-to-Satisfy (DTS) provisions, however, these non-compliances can be readily addressed in the detailed design phase as part of the Construction Certification process, s there are alternative solutions to the DTS provisions.

Refer to the AED BCA Report enclosed with this SEE Report.

Recommendation

Based on the findings of the BCA Report, it is recommended that:

- Council adopt Conditions of Consent requiring that the design demonstrate or is certified to meet relevant BCA requirements, whether DTS provisions or via alternative solutions prior to issue of any Construction Certificate.

5.2 Site Suitability

The proposed development is considered to be suitable for the site as a result of the following:

- The underlying LEP land use zone objectives promote the provision of this development on the site;
- The proposed development is located on a prominent corner which lends itself to accommodating a landmark development;
- The proposed development is suitably sized for the site and can be successfully accommodated on the site, while generally meeting the relevant development controls and positively responding to surrounding development;

- The proposal is a high quality architectural design that achieves a unique development for the site and for the entire Council area; and
- Provides landscaping contributing to the high quality architectural design of the development.

5.3 Public Interest

The proposed development is considered to be within the public interest as a result of the following:

- The proposal does not adversely impact the amenity of the public domain;
- The proposal achieves a positive contribution to the site and locality through an enhanced streetscape, creation of a development the reflecting the intent of the land use zone and provision of uses that support the local community; and
- That will significantly contribute to economic growth and role of the Croatian Club.

5.4 Heads of Consideration Matters Assessment Summary

The various matters listed under Section 4.15(1) of the Act have been assessed in relevant sections of this SEE report. A summary of the assessment against Section 4.15(1) of the Act is provided in Table 8 below.

Table 6. Section 4.15(1) of the Act Assessment

Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)	the provisions of:	
(i)	any environmental planning instrument, and	The relevant EPIs are assessed in Section 4 of this report. The proposal complies with all relevant controls.
(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 Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable
(iii)	any development control plan, and	The relevant DCP has been assessed in Section 4 of this report. The proposal complies with all relevant controls.

Clause No.	Clause	Assessment
(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	Not applicable. No planning agreement has been entered into or has been offered to be entered into with Council.
(iv)	the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	There are no prescribed matters pursuant to the <i>Environmental Planning and Assessment Regulation 2000</i> as amended that would relate to this application.
(v)	(Repealed)	Not applicable.
(b)	the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Not applicable.
(c)	the suitability of the site for the development,	The site is suitable for the development. The proposal does not change the objectives of the approved development. Refer to Section 5.2 of this report for further discussion.
(d)	any submissions made in accordance with this Act or the regulations,	No submissions made at this stage.
(e)	the public interest.	The proposal is within the public interest as it does not generate any adverse impacts or significantly alter the approved built form. Refer to Section 5.3 of this report for further discussion.

6 Conclusion

The proposed development exhibits a high quality design ideally suited to its location. The proposal does not generate any significant adverse environmental impacts on adjoining properties, particularly in regard to solar access and traffic generation. The proposal, through architectural measures achieves a design that includes a variety of materials and elements that reinforces the corner of Canterbury Road and Punchbowl Road. The proposal through its unique design achieves a landmark development that will provide a unique setting for the Croatian Club.

The proposed development is considered to be a major contribution to the entire Council area and the local area as it offers, and achieves the following positive outcomes:

- Will provide a new contemporary club development and facilities for the Croatian Club in order to attract a more diverse membership;
- Supports business activities that align with the intent of the land use zone support the needs of the local community;
- Provides an enhanced streetscape through landscaping and planting of trees;
- Reinforces and defines the corner of Canterbury Road and Punchbowl Road with a landmark development;
- Provides a central courtyard that promotes outdoor activities and dining experience currently not available on the site, that is protected from the noise and pollution of Canterbury Road and Punchbowl Road by the proposed building envelope;
- Eliminates the flooding risk on the site;
- Remediates the site from minor contamination; and
- Generates a high quality architectural design and expression on the site.

Moreover, the proposal satisfies the requirements under Section 4.15(1) of the Act. The proposed development achieves a high quality outcome for the site and a rational and orderly economic development. Therefore, we request that the proposed development be granted development consent.

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