

## **Proposed War Memorial**

**LOT 7001 DP 92836 & Lot 2023717**  
**Appin Park, Appin NSW**

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Revision A  
November 2019

### **Referred Documents:**

Wollondilly Shire Council Development Control, 2016  
Environmental Planning and Assessment Act, 1979

# 01 INTRODUCTION

## 01.1 OVERVIEW

This report provides the details for the SEE (Statement of Environmental Effects) relating to the proposed War memorial for Appin Park, Appin NSW.

This SEE has been prepared to accompany the plans prepared for the proposed depot. The subject site addresses the requirements under *the Wollondilly Shire Council Development Control Plan, 2016* and *the Environmental Planning and Assessment Act 1979*. The report refers to and is provided in conjunction with:

- Proposed Complying Development Landscape Plans for Appin Park War Memorial prepared by distinctive Living Design, dated August 15<sup>th</sup>, 2019.

The report & plans have been prepared by Dean Boone (Director), Mark Santangelo (Senior Landscape Architect, AILA Registration 1951, BLArch, Dip Hort) and Peter Galluzzo (Graduate Landscape Architect, BLArch) of distinctive Living Design (Distinctive Gardens & Interiors Pty Ltd).

## 01.2 SITE IDENTIFICATION

The subject site is located at Appin Park, Appin NSW (Lot 7001 DP 92836 & Lot 2023717). It is located within the RE1 Public Recreation Zone. The land area is approximately 4.6 Ha (as measured on Six Maps NSW). The site is zoned RE1 Public Recreation Zone under the Wollondilly Shire Council LEP



Figure One: Site Area (Six Maps)





**Figure Two:** Site Context (Nearmap)



**Figure Three:** Subject Site (Nearmap)



## 02 P R O P O S A L

### 02.1 SITE CONTEXT

The site is located within the RE1 Public Recreation Zone and the proposed War Memorial is permissible under the DCP.

The site is a small area located within the Appin Park precinct Lot (Refer Figure three)

### 02.2 PROPOSED WORK

The proposed works seek approval for the installation of a War Memorial for Appin Park. This includes Concrete paved pathways, sandstone block feature walls, cenotaph, laser cut sculpture and flag poles. The War Memorial is proposed to provide a place of remembrance to the local community of Appin and act as a monumental place of gathering. Minor Landscape works include the installation of gravel, planting and turf.

#### **Site Suitability**

The proposed location for the Appin War Memorial acts as a central shaded location within the park that provides the community with a monumental centre piece adjacent to the main connecting walkway within the Park.

## 03 COMPLIANCE

### 03.1 WOLLONDILLY DEVELOPMENT CONTROL PLAN (DCP) 2016 – Volume 5 COMMERCIAL AND COMMUNITY USES

#### **Part 1 - Preliminary**

Not applicable.

#### **Part 2 – General Requirements for All Development**

##### **2.1 Sustainability**

All surrounding existing trees are to be retained.

##### **2.2 Setbacks**

There are no setback requirements for RE1

##### **2.3 Building Design**

Not Applicable

##### **2.4 Open Space**

The proposed War Memorial acts as a natural communal open space, embellished Landscape surroundings and accessible paths are proposed to ensure this design complies with open space.

##### **2.5 Outdoor Eating and Seating**

Informal seating areas are proposed with the installation of sandstone blocks.

##### **2.6 Landscaping**

Low Maintenance native trees have been proposed, no fencing is required, vegetation will not damage surrounding infrastructure. Overall the proposed vegetation will enhance the visual aesthetics of the proposed War Memorial.

##### **2.7 External storage**

Not Applicable

##### **2.8 Public realm**

The proposed war memorial creates and maintains a consistent character for the future development of Appin Park and Appin in general.

##### **2.9 Access and Traffic Generation**

General parking has been provided for Appin Park within the Masterplan, as well as accessible parking and pathways to ensure access is provided to the location of the proposed War Memorial within the park.

##### **2.10 Parking and Manoeuvring**

Not Applicable

### **2.11 Water Management**

Not Applicable

### **2.12 On-site wastewater and stormwater management**

Not Applicable

## **Part 3 – Specific Land Use Controls**

### **3.1 Amusement centres**

Not Applicable

### **3.2 Bulky goods premises**

Not Applicable

### **3.3 Childcare centres**

Not Applicable

### **3.4 Community facilities, Entertainment Facilities, Function centres, Places of Public worship and Registered clubs**

Access to the proposed War Memorial has been provided by connecting pathways through Appin Park. These pathways connect to either nearby carparking or adjacent street parking. Universal access has been provided via the concrete pathway. Large surrounding turf area to facilitate in the case of an event.

### **3.5 Home-based childcare**

Not Applicable

### **3.6 Landscape and garden supplies, Timber and building supplies, Wholesale Supplies**

Not Applicable

### **3.7 Restricted premises**

Not Applicable

### **3.8 Service stations**

Not Applicable

### **3.9 Sex service premises, Home occupations (sex services)**

Not Applicable

### **3.10 Educational establishments**

Not Applicable

### **3.11 Health services facilities**

Not Applicable

### **3.12 Funeral chapels and Funeral homes**

Not Applicable

### **03.4 ENVIRONMENTAL PLANNING & ASSESMENT ACT 1979**

### **03.5 ENVIRONMENTAL PLANNING AND ASSESMENT REGULATIONS 2000**

### **03.6 STATE ENVIRONMENTAL PLANNING POLICY No. 55 – REMEDICATION OF LAND**

The objective of SEPP 55 is to provide for a state-wide planning approach to the remediation of contaminated land.

Not Applicable.

### **03.7 STATE REGIONAL ENVIRONMENTAL PLANNING POLICY No.20 – HAWKESBURY NEPEAN RIVER**

Not Applicable

### **03.8 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING & SUSTAINABILITY INDEX: BASIX) 2004**

The objective of this policy is to ensure consistency in the implementation of the BASIX scheme throughout the state. Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme).

Not Applicable.

### **03.9 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011**

### **03.10 STATE ENVIRONMENTAL PLANNING POLICY No.64 – ADVERTISING AND SIGNAGE**

The policy aims to:

- a) To ensure that signage (including advertising)
  - (i) is compatible with the desired amenity and visual character
  - (ii) provides effective communication in suitable locations, and,
  - (iii) is of high quality and finish, and
- b) To regulate signage (but not content) under Part 4 of the Act, and,
- c) To provide time-limited consents for the display of certain advertisements, and,
- d) To regulate the display of advertisements in transport corridors, and
- e) To ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

Not applicable as there is no signage proposed for the site.

### **03.11 STATE ENVIRONMENTAL PLANNING POLICY – STATE SIGNIFICANT PRECINCTS 20.**

### **03.12 NATURAL RESOURCES WATER**

### **03.13 WOLLONDILLY LOCAL ENVIRONMENT PLAN (LEP) 2011**

#### **Land Use Table**

The subject site is zoned at RE1 Public Recreation. The objectives of RE1 Public Recreation zoning are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The proposed development satisfies the aforementioned controls and is compliant with the Wollondilly LEP 2011.

### **03.14 WOLLONDILLY CONTRIBUTIONS PLAN 2011**

### **03.15 BUILDING CODE OF AUSTRALIA**

## **04 C O N C L U S I O N S**

Of the design-considered relevant provisions, controls, guidelines, and principles under Wollondilly Shire Council's DCPs and LEP, and other policies, the proposed depot, responds in a positive manner.

The proposal will provide a monumental centre piece and communal open space area to serve as a place of commemoration and remembrance. Therefore, it is considered to be consistent with the environmental and planning aims, objectives and principle set for the locality.

The proposed development deserves consideration by Wollondilly Shire Council as it seeks to provide a historical monument to the community of Appin.