



Minto Planning Services

Town Planning Consultants

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

**PROPOSED MIXED USE & BOARDING HOUSE
(SUPPORTIVE ACCOMMODATION) DEVELOPMENT**

69 MAIN STREET, LITHGOW

**On behalf of
Hanate Foundation P/L (formerly Gray Homes
Western Sydney Incorporated)**

September 2021

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STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED MIXED USE BOARDING HOUSE (SUPPORTIVE ACCOMMODATION)
DEVELOPMENT**

69 Main Street, Lithgow

**Prepared under instructions from
Hanate Foundation (formerly Gray Homes Western Sydney Incorporated)**

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TABLE OF CONTENTS

1.	INTRODUCTION	4
2.	BACKGROUND	5
3.	THE SITE	6
4.	THE SURROUNDING ENVIRONMENT	9
5.	THE PROPOSAL	11
6.	ZONING & DEVELOPMENT CONTROLS	13
7.	SECTION 4.15 ASSESSMENT	25
8.	CONCLUSION	27

1. INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Henate Foundation P/L (formerly Gray Homes Western Sydney Incorporated). The proposal seeks approval for the change of use of the existing hotel (pub) to a mixed use development containing a 17 Room Boarding House (Supportive Accommodation) and six (6) commercial tenancies upon land at 69 Main Street, Lithgow.

For the purposes of this assessment the following documents are considered to be relevant to this proposal:

- *Environmental Planning & Assessment Act 1979.*
- *State Environmental Planning Policy No 55 - Remediation of Land*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009.*
- *Lithgow Local Environmental Plan 2014.*

Additional information to support this application includes:

- Detailed Survey Plan prepared by SurveyPlus, Ref No. 19027_DET_1D and dated 12/10/2020.
- Architectural Plans and Shadow Diagrams prepared by Delve Design, Ref No. 1380, Revision B and dated 11/07/2021.
- Statement of Heritage Impact prepared by Ian Rufus and dated August 2021.
- BCA Compliance Statement prepared by Blackett Maguire + Goldsmith and dated 28/07/2021.
- Plan of Management prepared by Providential Homes.
- Access Report prepared by Lindsay Perry Access, Ref No. LP_20226, Revision 1 and dated 13 July 2021.
- Cost Summary Report prepared by Newton Fisher Group and dated 13 August 2021.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979.

As a result of that assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. BACKGROUND

Hanate Foundation P/L (Formerly Gray Homes Western Sydney Inc) is a Not-For-Profit charity funded by the Gray Family Foundation, a Private Ancillary Fund that was established more than a decade ago by Dr Bruce Gray.

During that decade the Gray Family Foundation has assisted numerous charities that provide assistance in a variety of areas including crisis accommodation in New South Wales.

In 2020, the Gray Family formed its own Charity in order to directly provide shelters to cater for the large number of people in need of crisis and/or restorative accommodation.

Unlike shelters that provide accommodation for a fee, Hanate Foundation purchases facilities that can be converted into quality accommodation at no cost to anyone other than the Hanate Foundation, including Government or other funding entities.

As Hanate Foundation is not equipped to provide the care needed by the clients using the accommodation, we have developed a partnership with Providential Homes that manages all aspects of the caring for the clients of the facility.

Hanate Foundation purchased the Grand Central Hotel in Lithgow in 2020 and with Council's approval refurbished the first floor of the premises. This allowed the first eight renovated bedrooms to be available in January this year for crisis accommodation.

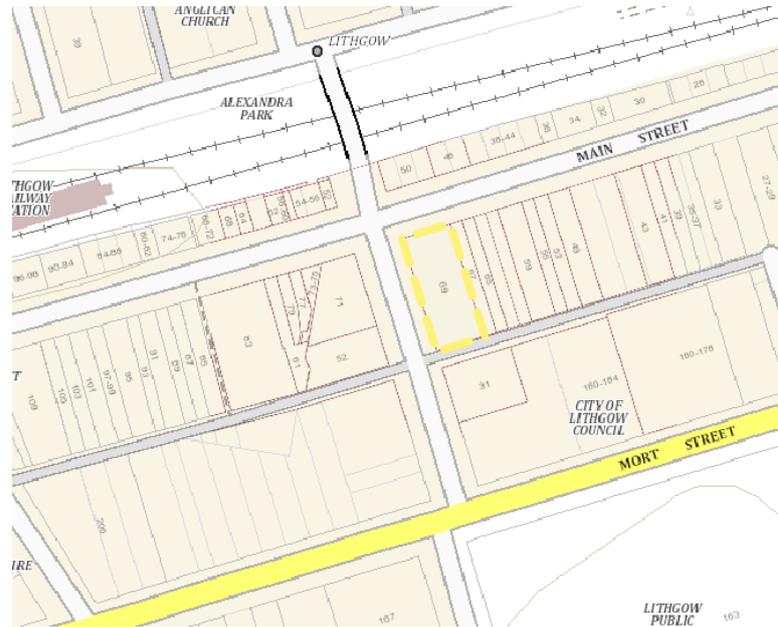
Hanate Foundation proposes to renovate the rest of the facility following DA approval by Lithgow Council. This will allow for the provision of a total of 17 rooms and ancillary spaces.

It is Hanate Foundation's intention that 69 Main Street Lithgow will be developed as a paradigm for the Foundation to develop further facilities to service the needs of people in need at no cost in New South Wales.

3. THE SITE

The subject site is identified as Lot 1 in DP 900325 and is known as 69 Main Street, Lithgow. The site is located at the south-east corner of the intersections of Main Street and Eskbank Street. The site also adjoins Burns Lane to its rear (south).

The site is a rectangular shaped allotment with an area of 951m². The sites northern boundary has a frontage of 20.114m to Main Street with the western boundary having a frontage of 47.32m to Eskbank Street. The sites southern boundary has a frontage of 20.115m to Burns Lane.



Site Location Map

The site has a slight slope from north to south with existing levels at each corner of the site detailed below:

North-east	RL 942.01
North-west	RL 942.4
South-east	RL 932.51
South-west	RL 932.36

The subject site currently supports a part single and part two storey masonry building. The northern portion of the development comprises the former Grand Central Hotel which comprised a public bar, entertainment area, bistro, toilets and ancillary spaces on the ground level with two levels of short term accommodation located above.

The southern portion of the building is single storey and comprises of 3 shops/commercial premises.

A driveway with access to the loading dock is located adjacent to the eastern boundary and accessed from Burns Lane.

Infrastructure located adjacent to the frontage of the site includes a paved pedestrian pathway, drainage and infrastructure pits. Signalised pedestrian crossings and traffic lights are located adjacent to the intersection of Main Street & Eskbank Street.

The existing property is identified as an item of environmental heritage and is located within the Lithgow Main Street Significance Heritage Conservation Area under the Lithgow LEP. A Heritage Impact Statement has been prepared by Ian Rufus and accompanies this application.



The subject property as viewed from corner of Main Street and Eskbank Street



The subject property and existing commercial tenancies as viewed from Eskbank Street



An aerial view of the subject site

4. THE SURROUNDING ENVIRONMENT

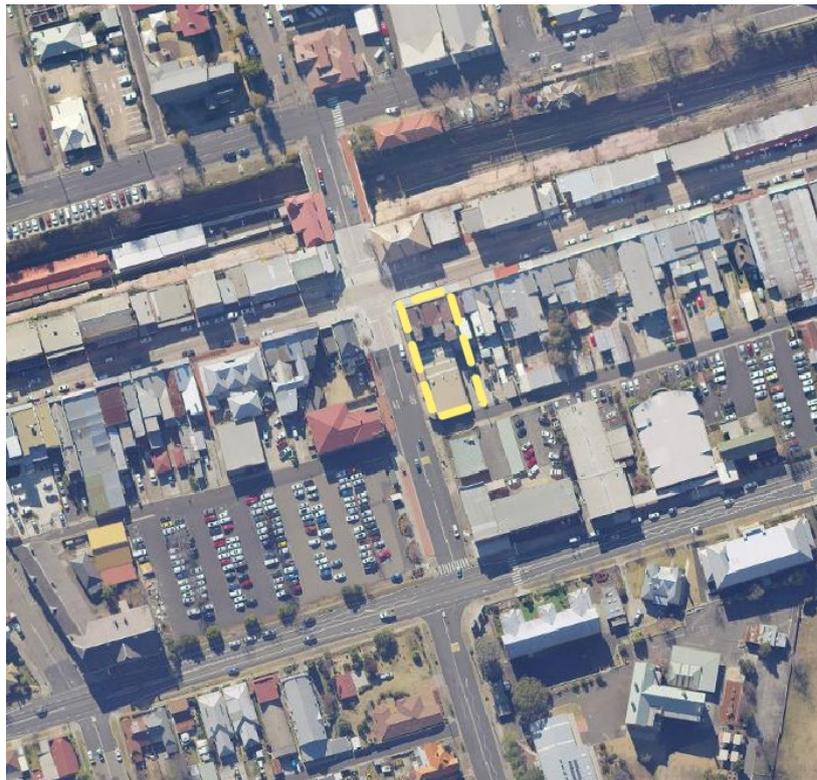
The subject site is located on land zoned B2 - Local Centre and forms part of the Lithgow Town Centre.

Consistent with the zoning of the subject and adjoining land, development immediately adjacent to the site and to the north, east and west typically supports two storey commercial premises. Further to the south is land zoned R1 General Residential and which comprises predominantly single detached dwellings with some semi-detached dwellings and interspersed with local facilities such as schools and public reserves.

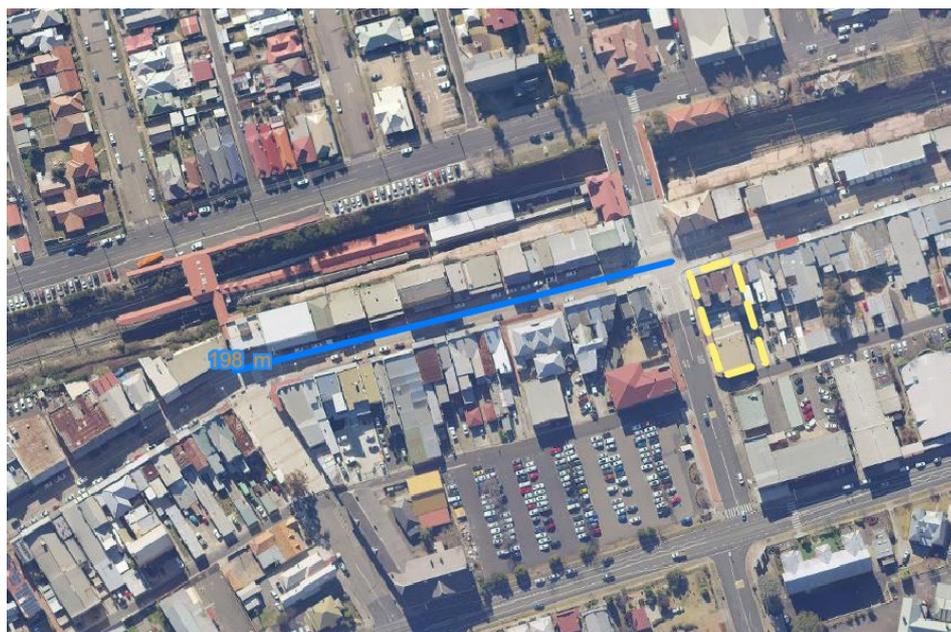
The surrounding area is considered to support a wide range of services and facilities that will meet the day to day needs of the future residents of this site.

The Lithgow Train Station is located approximately 200m walking distance from the site.

The relationship of the subject property to the surrounding locality is depicted in the following aerial photograph.



An aerial view of the subject site and surrounding locality



Location of the Subject Site relative to Lithgow Railway Station

5. THE PROPOSAL

The proposal seeks approval for the change of use of the existing heritage listed 'Grand Central Hotel' to a mixed use development comprising of a Boarding House (Supportive Accommodation) and commercial tenancies.

The eastern portion of the existing ground level of the Grand Central Hotel which currently comprises a restaurant will be converted to the communal area for the Supportive Accommodation. The remainder of the ground floor level will be converted to provide for a total of six (6) separate commercial tenancies.

Access to the first and second floor accommodation will be via the existing entry from Main Street together with a new lift which will be accessed via a new centralised lobby accessed via Eskbank Street.

Other than for the provision of new entry doors from Eskbank Street the proposed works are considered to be relatively minor in nature and are located internal to the existing development. The most significant works proposed are considered to comprise the installation of a new lift within the existing centralised void.

The existing first and second floors will be converted to a 17 room Supportive Accommodation Boarding House including two disabled persons rooms. The "Supportive Accommodation" is to be operated by Providential Homes. Providential Homes is a not for profit organisation who provides supported temporary accommodation state wide. This accommodation comprises the following:

Supported Temporary Accommodation (STA)

Providential Homes provides temporary accommodation for singles, couples and families. The guests are provided with support and counselling, food packs, provision of fresh home cooked meals and cleaning services.

Transitional Accommodation

For guests who require additional support, Providential Homes provides a Transitional Housing Program to operate over an extended length of time. This is subsidised housing, based on guests affordability, and are provided with support and guidance in seeking private rental accommodation and are provided with follow up assistance.

As previously identified a new lift is proposed to be constructed within the existing building to provide disabled persons access to all levels of the building. A new common pedestrian entry to access Tenancy 1 and 2, bathrooms and the internal lift is provided from Eskbank Street.

The first floor of the Supportive Accommodation provides for nine (9) rooms, eight (8) of which are provided with a kitchenette. A communal living area (with wet bar), laundry and unisex bathrooms are provided (including a disabled bathroom shared by rooms 1 and 2).

The second floor of the Supportive Accommodation provides for seven (7) rooms with all but 1 provided with kitchenette and ensuite. A communal living area and unisex bathroom is also provided.

Use of the communal areas will be controlled via the accompanying Plan of Management and which will be managed and enforced by an on-site manager and support staff

The Plan of Management also indicates that all waste associated with the proposal will be stored in the internal garbage storage spaces with all waste bins being transferred to the rear lane for collection by the on-site manager.

The proposal also includes the installation of internal partitioning to the ground floor level so as to provide for a total of 6 x commercial/retail premises.

The proposal also seeks approval for the removal of all alcohol related signage from the premises.

6. ZONING AND DEVELOPMENT CONTROLS

The proposed development is identified as development permissible with the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979 and the provisions of the Lithgow Local Environmental Plan 2014.

The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Lithgow City Council.

6.1 State Environmental Planning Policy No.65 - Design Quality of Residential Apartment Development

Pursuant to the operation of Clause 4(4) of SEPP No.65, the SEPP does not apply to a boarding house or Supportive Accommodation.

It is therefore submitted that the Apartment Design Guide similarly does not apply to the proposed boarding house.

6.2 State Environmental Planning Policy (Affordable Rental Housing) 2009

The Affordable Rental Housing SEPP came into effect in 2009 and seeks to encourage the provision of Affordable Rental Housing including Supportive Accommodation.

The proposal seeks to rely upon the provisions of Divisions 3 & 4 of the SEPP and which relates to Boarding Houses and Supportive Accommodation.

The following is an assessment of the proposal against the applicable provisions of the SEPP.

Division 3 - Boarding Houses

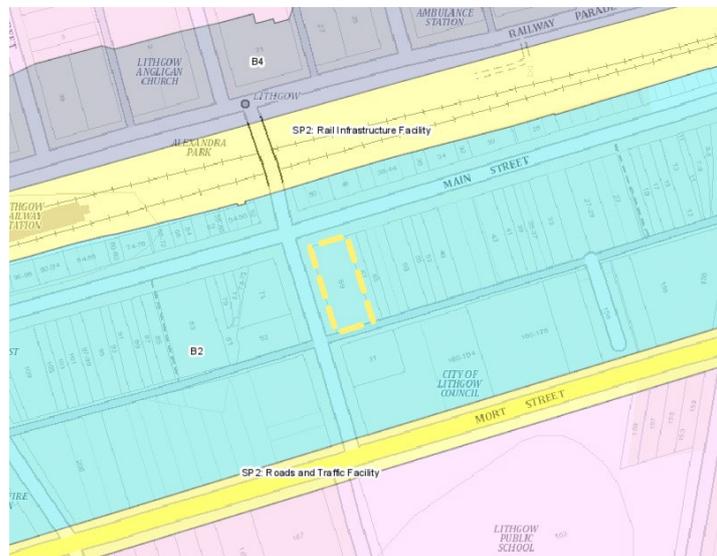
Clause 26 - Land to which Division Applies

Clause 26 states that this Division applies to any land within any of the following land use zones or equivalent land use zones:

- a) *Zone R1 - General Residential*
- b) *Zone R2 - Low Density Residential*
- c) *Zone R3 - Medium Density Residential*
- d) *Zone R4 - High Density Residential*
- e) *Zone B1 - Neighbourhood Centre*
- f) *Zone B2 - Local Centre*
- g) *Zone B4 - Mixed Use*

The subject site is zoned B2 - Local Centre under the Lithgow Local Environmental Plan 2014.

On the basis of the above the proposal is considered to satisfy the requirements of Clause 26 and is therefore a permissible use upon the subject site.



Extract of Council Zoning Map

Clause 27 - Development to which Division applies

The subject site is zoned B2 Local Centre under the provisions of the Lithgow Local Environmental Plan 2014 and as such the proposal is not subject to the provisions of Clause 27 of the SEPP.

Clause 28 - Development may be carried out with Consent

In accordance with this section of the SEPP the Consent of Council is sought for the proposed development.

Clause 29 - Standards that Cannot be Used to Refuse Consent

Clause 29(1) - Floor Space Ratio

This section of the SEPP states that a consent authority must not refuse consent to development to which this division applies on the basis of density and scale, if the density and scale of the buildings when expressed as a floor space ratio are not more than:

- (a) *the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or*
- (b) *if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or*

- (c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—
- (i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or
 - (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.

In this regard it is noted that there are no floor space controls relevant to the subject site under the Lithgow Local Environmental Plan 2014. Notwithstanding, the proposal does not seek to alter the existing floor space of the existing building.

On this basis the proposed development complies with this requirement.

It is therefore submitted that pursuant to Clause 29(1) of the SEPP that the proposed development cannot be refused on the basis of density and scale.



Extract from Council Floor Space Map

Clause 29(2) - Development Standards

A consent authority must not refuse consent to development to which this Division applies on any of the following grounds.

The following is an assessment of the proposal against the requirements of this section of the SEPP.

Clause	Requirement	Proposal	Compliance
Clause 29(2)(a) - Building Height	Maximum building height as permitted under another environmental planning instrument. The Lithgow LEP does not prescribe a maximum height for the site.	No change to existing building height	N/A

Clause	Requirement	Proposal	Compliance
	 <p data-bbox="539 577 908 607">Extract of Council Height Map</p>		
<p data-bbox="237 647 488 748">Clause 29(2)(b) - Landscaped Area</p>	<p data-bbox="504 647 943 826">The landscape treatment of the front setback area is to be compatible with the streetscape in which the building is located.</p>	<p data-bbox="959 647 1246 1386">The proposal seeks a change of use of the existing building with the only new works located within the existing footprint. The proposal does not require the removal of any vegetation. The streetscape in this part of Main and Esbank Streets is characterised by buildings built to the street frontage without any landscaping.</p>	<p data-bbox="1262 647 1326 676">Yes</p>
<p data-bbox="237 1426 488 1494">Clause 29(2)(c) - Solar Access</p>	<p data-bbox="504 1426 943 1527">Minimum of 3 hours solar access to at least one communal living room.</p>	<p data-bbox="959 1426 1246 1639">The ground level communal area is orientated towards the north with north facing windows.</p>	<p data-bbox="1262 1426 1326 1456">Yes</p>
<p data-bbox="237 1686 488 1794">Clause 29(2)(d) - Private Open Space</p>	<ol data-bbox="504 1686 943 2011" style="list-style-type: none"> 1. One area for lodgers having a min. area of 20m² and a min. dimension of 3m. 2. One area for caretaker having a min. area of 8m² and a min. dimension of 2.5m. 	<p data-bbox="959 1686 1246 2047">The proposal is provided with a number of internal communal spaces suitable for a range of passive uses. There are no external areas provided given that the proposal</p>	<p data-bbox="1262 1686 1485 2047">Clause 29 is a do not refuse standard and as such can be varied at the discretion of the Council. It is considered that the circumstances</p>

Clause	Requirement	Proposal	Compliance
		relates to an existing building. Notwithstanding the proposal is provided with access to a wide range of outdoor public open/recreation spaces capable of being utilised by residents of the facility.	of this case warrant a variation by the Council.
Clause 29(2)(e) - Parking	In the case of development carried out by or on behalf of a social housing provider at least 0.2 spaces for each room and not more than 1 space for each employee.	The subject property is currently not provided with any on-site car parking. In this regard it is submitted that occupants of the facility typically would not own a motor vehicle and that the proposed use would have a lesser carparking demand that the original/previous use.	Clause 29 is a do not refuse standard and as such can be varied at the discretion of the Council. It is considered that the circumstances of this case warrant a variation by the Council.
Clause 29(2)(f) - Accommodation Size	Each boarding room is to have a gross floor area (excl. any kitchen or bathroom) of at least: <ol style="list-style-type: none"> 1. 12m² - single room 2. 16m² - in any other case. 	Rooms range in sizes from 9.31m ² to 18.0m ² . These areas exclude the proposed kitchenettes and ensuites and noting that they are largely existing rooms are considered to be of sufficient size so as to provide appropriate amenity for future occupants.	Clause 29 is a do not refuse standard and as such can be varied at the discretion of the Council. It is considered that the circumstances of this case warrant a variation by the Council.

Clause 30 - Standards for Boarding Houses

Clause 30(1) states that a consent authority must not consent to development to which this division applies unless it is satisfied of each of the following.

The following is an assessment of the proposal against each of the nominated standards.

- (a) *if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,*

Comment

The proposal contains a total of 17 boarding rooms and provides for 3 communal living areas which exceeds the minimum requirements.

The proposed communal living rooms are considered to be sized commensurate with the size and number of boarding rooms.

- (b) *no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,*

Comment

The maximum individual room size less bathroom and kitchen areas proposed by the development is less than 25m² which complies with the requirements of this provision.

- (c) *no boarding room will be occupied by more than 2 adult lodgers,*

Comment

The maximum proposed occupancy for any room is 1 adult lodger as detailed within the accompanying Plan of Management and which complies with the requirements of this provision.

- (d) *adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,*

Comment

The proposal provides for communal kitchens and bathrooms with a number of rooms also being provided with kitchenettes and ensuites.

- (e) *if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,*

Comment

The proposal proposes a maximum population of 16 adults plus accompanied minors and accordingly provides for an on-site boarding house manager/caretaker in accordance with the requirements of this provision.

- (f) *Repealed*

- (g) *if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,*

Comment

The subject site is located in a zone primarily zoned for commercial purposes and the ground floor does not provide for any residential purposes other than the use of the existing bistro as a communal dining room.

- (h) *at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.*

Comment

The proposal provides for a total of 17 boarding rooms which equates to 3.4 motorcycle spaces and 3.4 bicycle spaces. As previously identified the subject premises is not provided with any on-site carparking.

It is noted that the premises is ideally located being within the middle of the town centre. It is also noted that residents typically would not own a motor vehicle.

Clause 30A - Character of Local Area

Clause 30A of the SEPP states that:

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

In responding to this requirement, it is submitted that in determining compatibility, that consistent with the approach adopted by the Land & Environment Court in *Project Venture Management v Pittwater Council NSWLEC*

191 that compatibility in terms of character is not about sameness but rather is about the ability for development to exist in harmony.

In this regard it is considered that the proposal will provide for a built form that is compatible with the predominant existing surrounding development. The proposal provides for a change of use and does not alter the existing building footprint or external heritage facade. The proposal retains the existing boundary setbacks which is consistent with the existing surrounding development and which is characterised by two storey buildings dwellings with nil setbacks to the street and side boundaries.

Importantly, the proposal does not provide for any changes to the existing façade fronting Main Street with only new entry doors on the western elevation fronting Eskbank Street.

On the basis of the above it is my opinion that the proposal provides for a design of development which is compatible with the character of the local area in accordance with Clause 30A of the SEPP.

Division 4 - Supportive Accommodation

Clause 31 - Land to which Division Applies

Clause 31 states that this Division applies to land on which development for the purposes of a residential flat building or boarding house is permissible under this or any other environmental planning instrument.

Boarding houses are permitted with Consent in the B2 - Local Centre zone under both the provisions of the Lithgow LEP 2014 and SEPP (Affordable Rental Housing) 2009.

Supportive Accommodation is defined as:

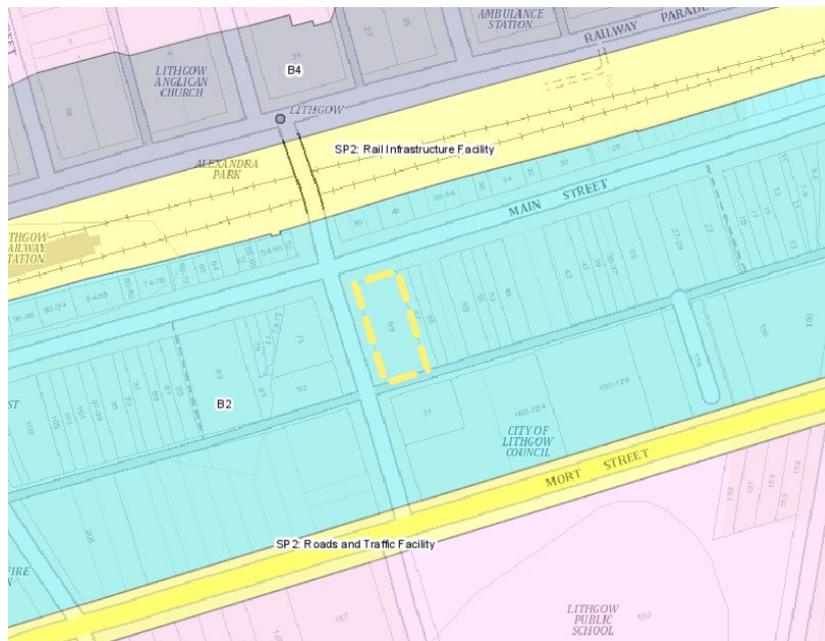
means the use of an existing building (being a residential flat building or boarding house) for the purposes of—

- (a) the long term accommodation, in a separate dwelling or boarding room, of a person (such as former homeless person) who needs support services to be provided in the building, and*
- (b) any services in support of such a person, including but not limited to, medical services, counselling services or education and training services,*

and it may include the use of part of the building for the purposes of supervising, or providing administrative services in respect of, such a person.

This application seeks approval for the use of the existing building as a Boarding House under the provisions of Division 3 of this SEPP and which in turn is proposed to be utilised for the purpose of Supportive Accommodation.

On the basis of the above the proposal is considered to satisfy the requirements of Clause 31 and is therefore a permissible use upon the subject site.



Extract of Council Zoning Map

Clause 32 - Development to which Division applies

The subject site is zoned B2 - Local Centre under the provisions of the Lithgow Local Environmental Plan 2014 and seeks approval for Supportive Housing and as such Development to which this Division applies.

Clause 33 - Development may be carried out with Consent

Development to which this Division applies may be carried out without consent but only if the development does not involve the erection, alteration of or addition to a building. The proposal requires alteration to the existing building and therefore Development Consent is required.

Summary

In summary, it is considered that the use of the subject premises for the purposes of a boarding house and which in turn is to be used as supportive accommodation is development permissible with the consent of the Council.

The proposal is considered to achieve appropriate compliance with the applicable controls and is considered to be development worthy of Council's consent.

6.2 Lithgow Local Environmental Plan 2014

The subject land is zoned B2 - Local Centre under the provisions of the Lithgow Local Environmental Plan 2014.

The objectives for development within the B2 zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To maintain the built integrity of the area by enabling development that is sympathetic to the heritage character and significance of the area and surrounding streetscapes and features.*
- *To maintain or improve the water quality of receiving water catchments.*

Under the B2 - Local Centre zone a range of uses including that of a *boarding house* is permissible with the consent of the Council. The proposal for use of the site as Supportive Accommodation is permissible under the provisions of SEPP (Affordable Housing) on land where boarding houses are permissible under any Environmental Planning Instrument.

A business/commercial premise is also permissible upon the site with the consent of the Council.

The proposal which seeks approval for a change of use and alterations to an existing building as a mixed use commercial and Supportive Accommodation development upon the site is considered to be consistent with the above objectives.



Extract from Council Zoning Map

The following provisions of the Lithgow Local Environmental Plan 2014 are considered to be specifically applicable to the subject site.

Clause 5.10 - Heritage Conservation

The subject site is identified as comprising a local heritage item, The Grand Hotel (1393) and is located within the Lithgow Main Street Heritage Conservation Area.

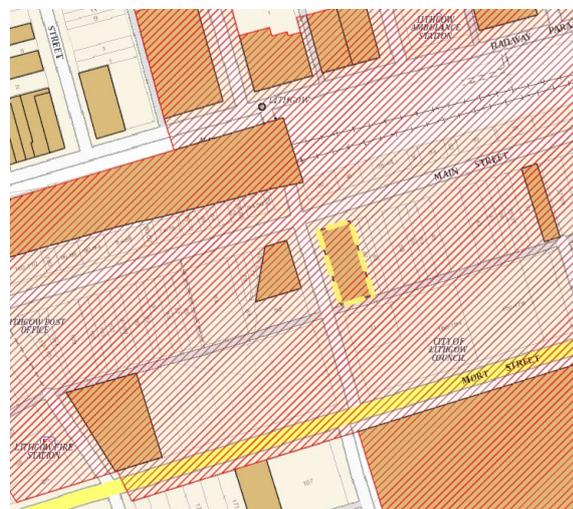
A Statement of Heritage Impact has been prepared by Ian Rufus of Hillcrest and forms part of the information accompanying this application. In summary, his report provides:

The alterations and additions will have minimal impact on the significance of the site or adjoining and nearby heritage items. The design of the proposal is considered to be both compatible and sympathetic to the existing buildings. Most changes will be to modified areas of the original building, or to protect existing damaged surfaces.

The listed heritage items in the vicinity of the site do not have curtilages extending onto the proposed development site. The proposal will not materially affect views or shading of the adjacent items. Therefore, the heritage items in the vicinity will not be detrimentally affected and do not warrant separate heritage investigation.

An archaeological report would not potentially reveal any useful information. The minor nature of the works which will be made to the interior, mitigates against any significant information or relics being found.

The proposed use is compatible with the original nature of the building, it will provide an ongoing viable use of the former hotel. This will improve the general area and assist in the adjoining and nearby items being conserved into the future.



Extract from Council's Heritage Map

It is therefore my opinion that the proposal satisfies the heritage requirements of the Council.

7.3 - Stormwater Management

The proposal provides for only minor alterations/additions to the existing building and does not result in any additional hard surface areas. All

collected stormwater will continue to drain to the existing stormwater system.

Summary

There are no other provisions of the LEP which it is considered are relevant to the proposal.

It is my opinion based upon this assessment, that the proposal is compliant with the aims and objectives and the prescriptive requirements of the LEP and is therefore worthy of the support of the Council.

7. SECTION 4.15 ASSESSMENT

Environmental Planning Instruments - Section 4.15(1)(a)

The subject site is zoned B2 - Local Centre under the provisions of the Lithgow Local Environmental Plan 2014. The construction of a mixed use commercial/Boarding House (Supportive Accommodation) development upon land within the B2 zone is permissible under SEPP (Affordable Rental Housing) 2009 and the Lithgow LEP 2014 with the consent of Council.

The proposal has been assessed against the objectives and provisions of the SEPP and LEP as detailed within this report.

Impacts of the Development - Section 4.15(1)(b)

It is not considered that the proposal will result in any unreasonable impacts upon the adjoining properties or the character of the surrounding area beyond that envisaged by the enabling legislation. The proposal involves the construction of alterations/additions and a change of use to provide for a mixed use commercial and Boarding House (Supportive Accommodation) development. The proposal provides for only minor alterations to the existing building and does not increase the existing height or extend beyond the existing building envelope.

A detailed Plan of Management has been prepared for the operation and on-going management of the Supportive Accommodation. It is considered that compliance with the requirements of that document will assist in ensuring that the proposal does not unreasonably impact upon the amenity of adjoining properties or the locality.

Suitability of the Site - Section 4.15(1)(c)

The proposed change of use to provide for a mixed use commercial and Boarding House (Supportive Accommodation) upon land zoned B2 Local Centre under the Lithgow LEP 2014 is permissible with the consent of Council under the provisions of SEPP (Affordable Rental Housing).

Other factors which demonstrate the site's suitability for such a development include:

1. The site's proximity to public transport.
2. The site's location within the Local Centre of Lithgow.
3. The proposal's retention of the existing listed Local Heritage Item.

It is not considered that there will be any adverse impacts as a result of the proposal not contemplated by the enabling legislation and as such the subject site is considered suitable for the proposed development.

Public Interest - Section 4.15(1)(e)

It is my opinion that the proposal is in the public interest as it seeks to provide for supportive accommodation to assist vulnerable individuals and families and to assist people in breaking the cycle of homelessness in a manner which will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding locality.

8. CONCLUSION

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 4.15 of the Act, SEPP (Affordable Rental Housing) 2009 and the Lithgow LEP 2014. In this regard it is considered that this Statement of Environmental Effects has demonstrated that the proposal satisfies the aims and objectives of the above controls.

It is therefore considered that the proposed change of use to provide a mixed use commercial and Boarding House (Supportive Accommodation) development containing 6 commercial premises, 17 boarding rooms including 2 disabled rooms and a manager's room upon land at 69 Main Street, Lithgow is worthy of the support of Council.

Andrew Minto
Graduate Diploma (Urban & Regional Planning), Associate Diploma (Health & Building Surveying). MPIA.
MINTO PLANNING SERVICES PTY LTD
September 2021