Dear Sir/Madam,

RE: Development Application for Removal of Signage and ATMs at the Existing Commonwealth Bank located at 270 - 276 King Street, Newtown NSW 2042

1 INTRODUCTION

KDC Pty Ltd (KDC) acts on behalf of its client the Commonwealth Banking Corporation (CommBank) in preparing this Statement of Environmental Effects (SEE) in support of a Development Application to the City of Sydney (Council) for the removal of existing signage and ATMs and make good works at their existing Newtown branch located at 270 - 276 King Street, Newtown (the site).

It has been established that the proposed works cannot be undertaken as exempt development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 due to the site being an Local Heritage item and within a Heritage Conservation Area.

2 THE SITE AND SURROUNDS

The site is located on 270 - 276 King Street in Newtown within the Local Government Area (LGA) of the City of Sydney. It is legally described as Lot 1 in DP81185 and Lot 10 in DP880568 and generally known as 270-276 King Street, Newtown. (Refer to Figure 1 and 2). The land within the vicinity of the site is characterised by range of retail, business, entertainment and community uses such as restaurants, book shops, a Pharmacy and grocery stores.
Figure 1 – Site Aerial (Source: Six Maps)

Figure 2 – Cadastral Plan (Source: Six Maps)
3 PROPOSAL

The purpose of this application is to gain approval for the removal of external signage and ATMs relating to CommBank and make good works. There is no change of use proposed to the site.

The proposal involves the following:

+ Removal of Signage decals from existing glass door;
+ Removal of two existing ATM machines and ACM surrounds;
+ make good works including new black blank aluminium panel to ATM holes;
+ retain cantilevered sign box but grey out CBA lettering;
+ remove x1 security camera, retain mount;
+ Removal of existing wall sign and make good works to wall; and
+ Removal of existing strobe light and box.

Refer to Figure 3 below, and the Architectural Plans provided at Appendix A for details.

Figure 3 – Existing Shopfront Elevation

4 LEGISLATION AND PLANNING CONTROLS

The following legislation, Environmental Planning Instrument (EPI) and Development Control Plan (DCP) are relevant to the proposed development:

+ Environmental Planning and Assessment Act 1979;
+ Sydney Local Environmental Plan (LEP) 2012; and,
+ Sydney Development Control Plan (DCP) 2006

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposal is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). Section 4.15 of the EP&A Act 1979 provides criteria which a consent authority is to take into consideration, where relevant, when
considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15 (1), is provided within this SEE.

4.2 SYDNEY LOCAL ENVIRONMENTAL PLAN (LEP) 2012

Under the provisions of this plan, the site is located within the B2 Local Centre Zone (refer to Figure 4).

Figure 4 – Zoning Map Extract from Sydney LEP 2012 (LZN_003)

Zone B2  Local Centre

1 Objectives of zone

+ 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 allow appropriate residential uses so as to support the vitality of local centres.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day
care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Depots; Extractive industries; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industries; Pond-based aquaculture; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres

The proposed de-fit works does not change the approved use of the site.

Clause 5.10 Heritage Conservation

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

(a) to conserve the environmental heritage of the City of Sydney,
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
(c) to conserve archaeological sites,
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The proposed site has been identified as being in the Newtown/Erskineville King Street Heritage conservation zone (refer to Figure 5) and also a Local Heritage Item I1004 (Commonwealth Bank including interior).

Figure 5 – Heritage Map Extract from Sydney LEP 2012 (HER_003)

The proposal is for the removal of modern signage and ATMs at the historical Commonwealth Bank Branch. The proposed works do not affect the heritage significance of the site given that the items to be removed are recent additions to the site that do not form part of the heritage value of the building. While the site is listed as a heritage item ‘Commonwealth Bank’ historical signage that forms part of the heritage value of the building, i.e. the ‘Commonwealth Bank of Australia’ and coat
of arms at the upper façade will be retained as a part of the works. Overall, the proposal does not detract from any architectural elements or heritage significance of the building.

Clause 7.14 Acid Sulfate soils.

The proposed site has been identified as containing Class 5 Acid Sulphate Soils. The proposal, however, does not contain any works that will disturb the existing soil nor is it likely to lower the water table and hence complies with the provisions of the LEP 2012.

Overall, the proposal is considered to be appropriate for the location and character of the area and complies with the objectives of the LEP 2012.

4.3 SYDNEY DEVELOPMENT CONTROL PLAN (DCP) 2012

The Sydney Development Control Plan (DCP) 2012 supports all planning instruments applying to the Sydney LGA, including the Sydney LEP 2012.

The proposal has been prepared having due regard to the signage provisions of Sydney DCP 2012. Relevant DCP requirements have been discussed within the DCP Compliance Table at Appendix B.

5 ASSESSMENT OF PLANNING ISSUES AND LIKELY IMPACTS OF THE DEVELOPMENT

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15 (1) of the EP&A Act 1979 which are relevant to the proposal.

5.1 VISUAL IMPACT

The proposed removal of signage and ATMs and make good works will not have a significant visual impact on the existing building or the surrounding amenity. The proposal does not change the bulk or scale of the building and consequently retains the significant elements of the streetscape.

Overall, the proposal is not expected to result in any adverse visual or amenity impacts.

5.2 HERITAGE IMPACTS

The proposed site has been identified as being in the Newtown/Erskineville King Street Heritage conservation zone and also is a heritage item named I1004 - Commonwealth Bank including interior.

The Newtown/Erskineville King Street Heritage conservation zone is significant due to the records of important historical phases in the area, associated with the expansion of Sydney during the mid to late 19th century. The high quality and quantity of commercial and retail buildings demonstrate the economic boom of the 1880s. The post war migrant influx into Australia and influence on Newtown is reflected in the mixed retail uses, including delicatessens, and shopfronts introduced in the 1950s and 1960s.

The proposal to remove modern Commonwealth Bank signage and ATMs will not detract from the historical significance of the building or the area. As discussed, important architectural features and 'Commonwealth Bank of Australia' signage and coat of arms will be retained.
6 CONCLUSION

The proposed removal of signage and ATMs and make good works at the Newtown Commonwealth Bank Branch, as proposed as part of this DA, is considered minor in nature and will not detract from the heritage value of the building or the area.

Through the proposal’s merits and absence of any significant adverse environmental impacts, the DA is considered to be in the public interest and recommended for Council’s support subject to standard conditions of consent.

We thank you for the opportunity to lodge this application and look forward to timely development consent. Should you have any questions please do not hesitate to contact the undersigned.

Yours sincerely

Tanya Rodrigues
Graduate Planner
KDC Pty Ltd

Appendices

Appendix A – Plans and Signage Specifications
Appendix B – DCP Compliance Table
Appendix C – Waste Management Plan
APPENDIX A – PLANS AND SIGNAGE SPECIFICATIONS

Parkes Constructions
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APPENDIX B – DCP COMPLIANCE TABLE

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APPENDIX C – WASTE MANAGEMENT PLAN

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