

Statement of Environmental Effects

PROPOSE SEC 4.55 to Da-739/2020

Termination date 30/06/2021

Attached dual occupancy with subdivision into two lots

Council District:

Canterbury- Bankstown Council

Address:

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INTRODUCTION

This report has been prepared to support an application for Modification application S4.55 to Da No. 739/2020. The submission is intended to assist the Council's consideration and processing of the application.

The Previous DA & CC Approved for Constructed detached two Storey dual occupancy and subdivision into 2 lots.

The proposed modification application seeks to changes to sheets A05 and A06 as per attached appendix.

There are no other modifications sought.

THE PROPOSAL

This Sec 4.55 of the Act Application required the following approval for the following amendments on both sides:-

- The side first floor balcony has been modified by extension to the lower roof
- RomoveW1 and W1a(1500x1200) on ground floor
- No change has been affected to the footprint of the premises.
- No other modifications are sought.

SITE PLANNING

The proposal has been considering the simplicity of the design and their impact on developer's cost with no impact on surrounding neighbours with the amended designed in a manner that will protect and promote the subject site and the adjoining area. The following principles were taken into account in the planning of the proposed development. The previous & present site use is residential.

The proposed development will provide a design generally compatible with existing and future residential developments in the area in terms of height, bulk, scale, materials, textures & colours.

POTENTIAL IMPACT

It is envisaged that the proposal & new minor amendments will have minimal adverse impact on the natural environment in the area. No impact is expected in regards to the scenic quality of the area, water & air quality impacts, flora & fauna, noise & pollutions as the proposed dual occupancies did enhance and added another quality residence to the local neighbourhood. Just note that there is no change to the building (only a minor change to the front balconies has been extended with minor windows changes. **Just note :- that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).**

IMPACTS DURING CONSTRUCTION

All necessary precautions have been taken during construction to ensure that all works are carried out safely. The hours of construction have been limited to normal working hours to avoid loss of amenity in the area. The proposed new Structures Building has been complying with all relevant codes (The BCA, Australia Standards, Hydraulic Engineering report recommendations and the Council's Requirements).

THE DEVELOPMENT CONTROL PLAN.

The following modifications addressed NSW Legislation 4.55

Development dwelling; the modified development is the same Sqm footprint as previously DA approval. No modification to the size has changed.

Streetscape; landscape and garage door remain the same, minor modified facade and roof design

Set Backs remain the same no change or impact.

Building Height; no change

Visual Privacy; no change

Solar Access; no change

Private open spaces Remain the same no change or impact.

Landscaping and Deep Soil Planting Remain the same no change or impact

Sustainability the modification complies with the amended Basix requirements.

Shadows No change to Proposed Dual Occupancies Building Approved foot print or Building's height and it is comply with the council code.

Utility services and waste; No demolishing and construction waste accomplished the re-used, recycled or disposed of by using of contractors and disposal site.

Design issues and out comes

Careful consideration has been given to the design of the development - expression of structures, careful use of proportioning, variation in massing and setbacks, use of balconies, variation in window and door patterns, textures, materials, colours.

It is considered that the key characteristics of the proposed constructed development ensure its positive impact on the area Also, it is acknowledged that good façade and design can dramatically increase the amenity and attractiveness of an area. It is envisaged that such will occur for this development.

CONCLUSIONS

Base on the above info of the proposed development, its considered has no impact to the surrounding environment. The proposed changes to the development, is compatible and in according with the character for Development Control Plan and Engineering Design for Development.

The Proposal Complies with the Objectives and Elements of the Developments Control Plan.

No undesirable environmental, economic, or social impact or any loss of neighbourhood amenity would be driven from the proposal.

Just note:-

- That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all);

- There are no potential conflicts in ensuring compliance with applicable development controls and any mitigation measures;

APPENDIX A.



