

STATEMENT OF ENVIRONMENTAL EFFECTS

For

Modification

PROPOSED DUAL OCCUPANCY DEVELOPMENT
6 Allen St Canterbury

Prepared by:
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1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) for Modification has been prepared for David Yikjoon Cho, the owner, by Archisophia

This SoEE is part of a development application to Canterbury Bankstown Council for the modification of the approval for the demolition of the existing building and construction of a new dual occupancy at 6 Allen St Canterbury.

The proposed development generally satisfies the relevant zone objectives in the Canterbury Local Environmental Plan (LEP) 2012 and Bankstown Canterbury Development Control Plan (DCP) 2015,

List of Modification

No	Unit	Location	Item	Approved	Modification
1	1 & 2	Garage	Window	1 high window	Additional window 600 x 1800
2	1 & 2	Kitchen	Window	1.5mm high sill	0.9m sill
3	1 & 2	Dining	Window	0.6m x 2.2m with 1.5m high sill	1.6m x 1.8m with 0.6m high sill
4	1 & 2	Alfresco	Solid wall	Pass-thorough opening	Solid wall with 0.6m x 2.4m opening
5	1 & 2	Backyard	Solid wall	Metal fence	Solid wall 1.8m x 3.0m
6	1	Ground	FFL	21.96	21.83
	2	Ground	FFL	21.56	21.44
7	1	First	FFL	24.66	24.70
	2	First	FFL	24.26	24.31
8	1 & 2	Main Bath	Toilet suite	Separate toilet suite	Toilet suite integrated in the main bathroom
9	1 & 2	First	Eastern windows enlarged	1.5 x 1.8m	1.5 x 2.4m
10	1 & 2	First	North and West window	600 x 1800	Removed
11	1 & 2	First ceiling	Ceiling finish level	2.5m	2.6m
12	1 & 2	Paraphet	TOW - West	27.71	28.03 (320mm over)
13	2	Paraphet	TOW - East	27.44	28.03 (590mm over)

2.0 DETAILS OF THE MODIFICATION

1. Additional Windows in Garage
Additional window in the garage is provided for sufficient lighting for Unit 1 and Unit 2. The sill height is 1.6m.
2. Kitchen windows
Kitchen windows will be remained with a 900mm high sill with 600mm high window to prevent overview to the neighbure of No 8 Allen St.

Kitchen windows will be remained with 900mm high sill with 600mm high window. There is no issue of visual privacy between 4 Allen St and Unit 1.
3. Dining window enlarged

Dining windows are enlarged to provide sufficient light and ventilation for Unit 1 and Unit 2. The glass pane to the height of 1.5m from the finished floor will be obscured to prevent overview to the neighbour at Unit 2.

4. Solid Alfresco wall
Solid walls with high openings are provided as a privacy screen wall for Unit 1 and Unit 2.
5. Solid brick wall fence in the boundary between Unit 1 and Unit 2
A 3m long and 1.8m high solid brick wall from Unit 1 is provided.
6. Lowered ground floor finish in Unit 1 and Unit 2
Ground finish level is lower 120mm than the approved plan in Unit 1 and Unit 2
7. First floor height
The concrete floor structure of the first floor has changed to a timber structure. The current first floor height is 40mm higher in Unit 1 and 50mm higher in Unit 2 than the approved height.
8. Relocated toilet suite
A toilet suite is relocated to the main bathroom in Unit 1 and Unit 2.
9. Enlarged eastern window of the first floor in Unit 1 and 2
The width of the windows on the eastern side is enlarged 600mm.
10. Windows removed
Windows are removed in the master room in Unit 1 and Unit 2.
11. First floor ceiling height
The approved ceiling height of 2.5m has increased to 2.6m. The current first floor ceiling height is higher 120mm in Unit 1 and 150mm in Unit 2 than the approved height.
12. The western parapet wall height
Section drawing is provided with the ceiling height of the rear part of the house. The building width of the rear part is narrower than the front part. Therefore, the whole roof should be lifted up to keep the same ceiling height of the whole first floor.
13. The eastern parapet wall height
The eastern parapet wall is lower than that of Unit 1 in the approved plan. The wall is higher to match with that of Unit 1 to improve visual enhancement.

3.0 PLANNING CONTROLS

3.1 Canterbury Bankstown DCP 2015

	DCP Clause	Relevant modification	Compliance
C2.5.2 Visual Privacy	Objectives To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night. To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space. To promote passive surveillance of public and semi-public areas. Controls Locate and orient new development to maximise visual privacy between buildings, on and adjacent	1. Garage window	Yes No privacy issue – sill height is 1.65m
		2. Kitchen window	Yes Unit 1 – The boundary fence block the view to No 4 Allen St
		3. Dining window	Yes Unit 2 – approved 1.5m high sill will allow direct view to the balcony of No 8 Allen St
			Yes Unit 1 – The boundary fence block the view to No 4 Allen St Yes

	<p>to the site. Minimise direct overlooking of rooms and private open space through the following: (a) Provide adequate building separation, and rear and side setbacks; and (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties. If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p> <p>(a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or</p> <p>(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. Screening of bedroom windows is optional and dimensions are not restricted</p>	<p>4. Alfresco solid wall</p> <p>5. Solid wall on the boundary</p>	<p>Unit 2 – Galss will be obscured to the sill height of 1.5m</p> <p>Yes Permanent sold wall is provided to improve vidual and acoustic privacy.</p> <p>Yes Permanent sold wall is provided to improve vidual and acoustic privacy.</p>
C2.5.3 Acoustic Privacy	<p>new and existing dwellings from intrusive noise. Controls Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.</p>		
C2.3.2 Height	The maximum permissible height of a building is	6 7 & 11	Yes

	<p>prescribed in the Canterbury LEP 2012 and varies across residential zones. The definition of height of building is defined under LEP.</p> <p>Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.</p> <p>Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (to Chapter B8 Heritage of this DCP).</p> <p>Objective O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone. O2 Parking structures do not detract from the appearance of green streetscapes and residential streets.</p> <p>Controls Height C1 Development for the purposes of dual occupancy and semi-detached dwellings must not exceed the following numerical requirements:</p> <ul style="list-style-type: none"> (a) A maximum two storey built form. (b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. (c) A maximum external wall height of 8m where the maximum height of building 	<p>11 & 12 Paraphet wall</p>	<p>The floor height of both units is increased to 2.6m from 2.5m on the ground and first floor.</p> <p>The enclosed wall height from the natural ground in the west elevation is 5.82m in Unit 1 and 5.8m in Unit 2.</p> <p>Both are less than 7m.</p> <p>Yes Unit 1 – Total parapet wall height is less than 7m Unit 2 – Total wall height on the east corner is 590mm higher than approved plan.</p> <p>Both parapet walls are not enclosing walls.</p> <p>Party wall should be at least 450mm higher than the roof.</p> <p>Approved Section Drawing governing the height of the roof was wrong. The correct drawing is shown in blue.</p> <p>The roof should be 150mm higher than the approved drawing and the approved drawing did not allow at least 450mm higher party wall.</p>
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	<p>standard under the LEP is 9.5m.</p> <p>(d) Finished ground floor level is not to exceed 1m above the natural ground level.</p>		
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4.0 Conclusion

The proposed modification has been assessed in accordance with Council's planning instruments.

As discussed throughout the SoEE, the modification is consistent with the approved plans and minimise the impact on surrounding neighbours and maintain the streetscape character of the locality

For the above reasons, it is our opinion the proposal is positively enhance the streetscape and maintain neighbour amenity. We consider the proposal to be in favour of the public interest.