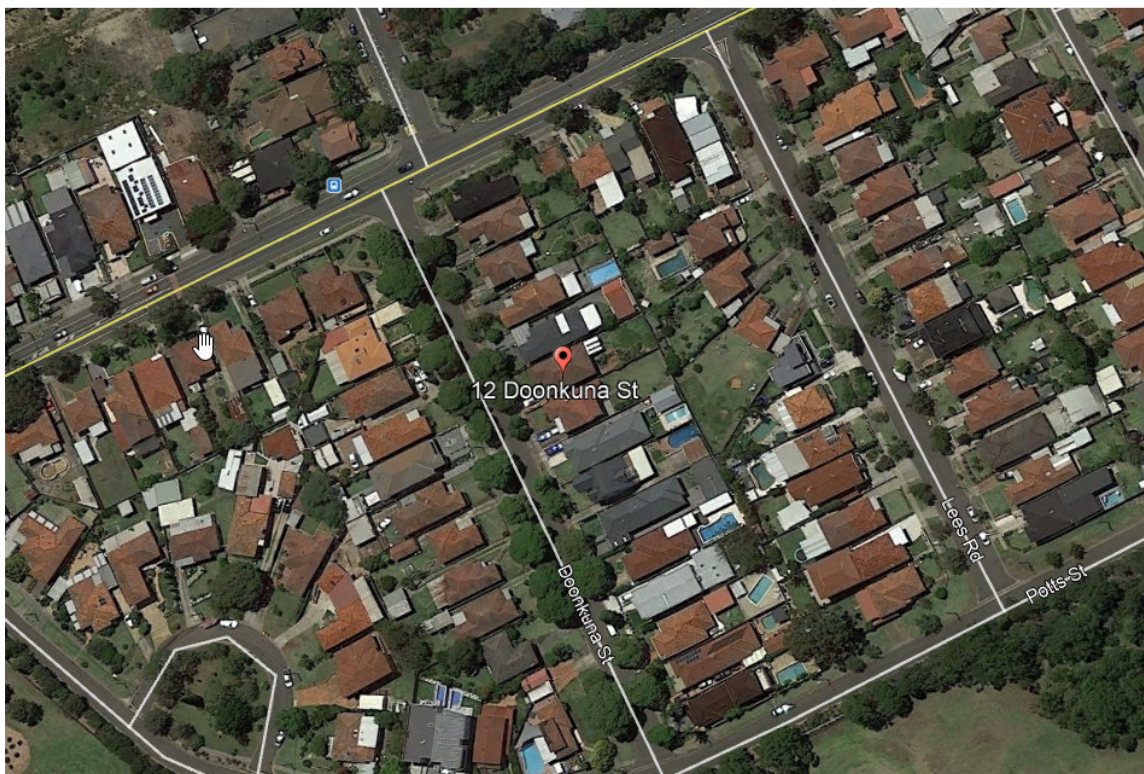


STATEMENT OF ENVIRONMENTAL EFFECTS

At No.12 Doonkuna Street, Beverly Hills

SECTION 4.55 MODIFICATION – MAY 2022



PROPOSED ALTERATIONS AND ADDITIONS TO
EXISTING DWELLING WITH INGROUND SWIMMING
POOL.

SECTION 4.55 MODIFICATION – MAY 2022

FEBRUARY 2020

INTRODUCTION

SECTION 4.55 MODIFICATION – MAY 2022

This Statement of Environmental Effects (SEE) accompanies a development application to Canterbury Bankstown Council for consent to carry out a proposed alteration and additions with a inground swimming pool @ No. 12 Doonkuna Street, Beverly Hills

SITE DETAILS

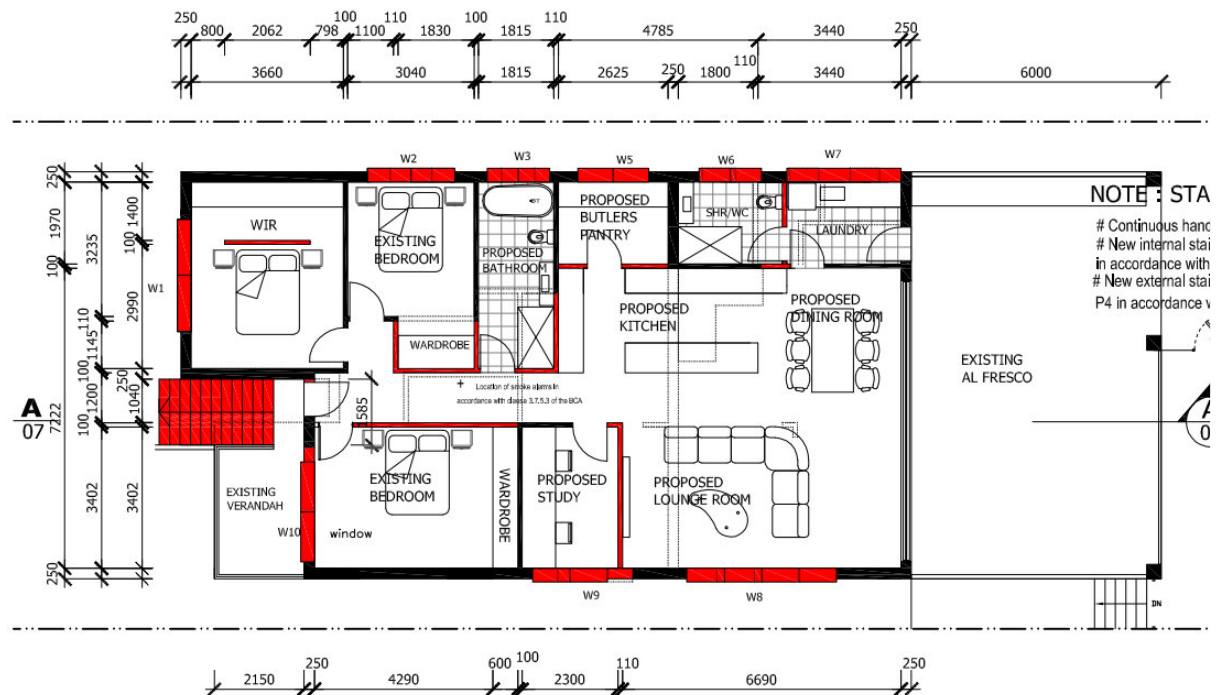
| | |
|-------------------------------|---|
| Address | No. 12 Doonkuna Street, Beverly Hills |
| Lot Number and Deposited Plan | Lot/Section/Plan no: 1378/-/DP13705 |
| Local Government | Canterbury Bankstown Council |
| Site Area | 556.4square metres |
| Zone | R3 Medium Density Residential |
| Existing Residence | The existing residence is of a single storey brick veneer construction with a concrete roof tile. Internal walls are all timber construction. |

SCOPE OF WORKS

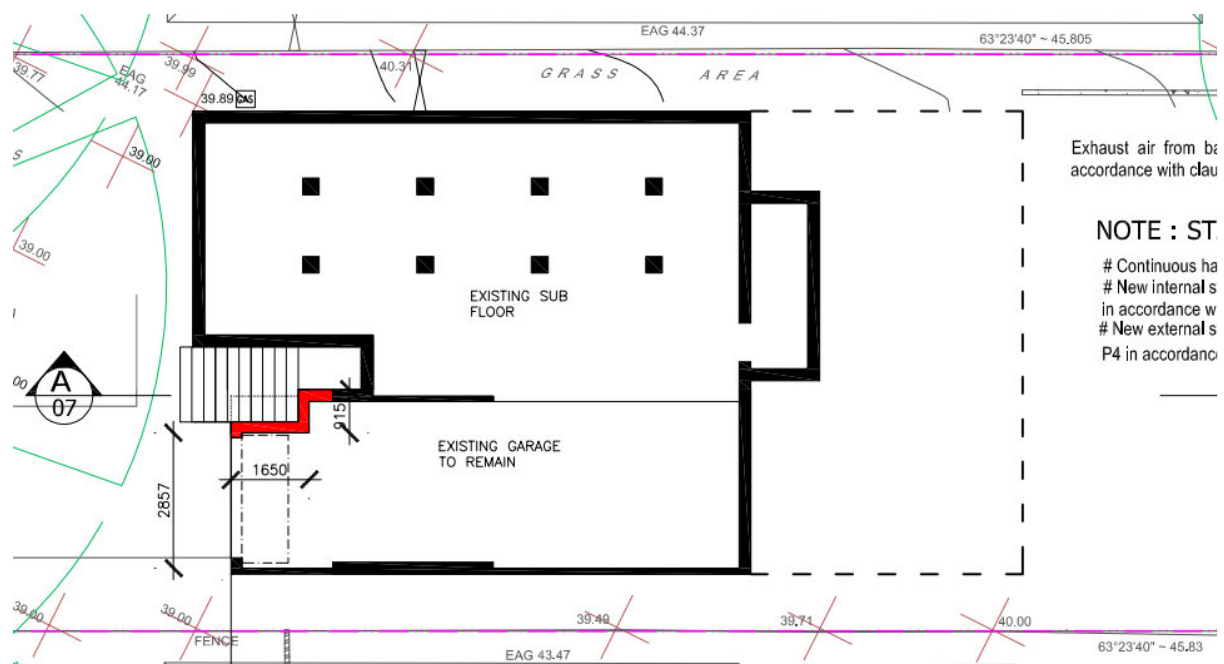
The proposal is to remove part of the sub ground area and convert to a bedroom and reconfigure the front entrance. **This will not be proposed. The sub-floor area is to remain with the only difference is for the garage door opening, to be slightly reduced.**

The proposal is to add a rear deck at a width of 6000mm and to run it the length of the existing dwelling. Some internal changes will be proposed with an inground swimming pool. **As shown on the plans attached to the application, all changes are shown in red. The changes are internal and the reason that the owners will not build the floorplan that was originally approved is because of costs. Also there are a number of windows that have been altered or changed from the original approval and the changes are shown in red which are attached to the application.**

As shown on the plans attached to the application, all changes are shown in red (below)



Ground Floor above shows the changes in red



Sub-Ground Floor above shows the changes in red

SITE SUITABILITY

SECTION 4.55 MODIFICATION – MAY 2022

The proposal is consistent with other re-developments that have occurred in the surrounding area and the proposed development will be compatible with the locality.

The streetscape will not be effected due to the natural fall of the land which in effect create a two storey portion to the South West Elevation. It will only be altered slightly.



Existing Front Elevation form Dookuna Street



Existing Rear Elevation from rear yard



View from the existing balcony looking out to the rear yard

DEVELOPMENT STANDARDS AND COMPLIANCE

SECTION 4.55 MODIFICATION – MAY 2022

| ITEM | CONTROL | PROPOSED WORKS | COMPLIES (Y/N) |
|------------------------|---|--|----------------|
| Zone | Canterbury LEP 2012. R3 Medium Density | The proposal as being added to the existing dwelling which is permissible. | Yes |
| Minimum Allotment Size | Canterbury LEP 2012. Minimum Lot Size 460square metres | 556.4sqm. There will be no change to the Lot size. | Yes |
| Height | LEP 2012 8.5metres | Less than 8.5metres – Existing building is at 7.60m) No increase in the overall height from natural ground line | Yes |
| Heritage | Not Identified | N/A | N/A |
| Floor space ratio | Canterbury LEP 2012. The maximum floor space ratio for a building that is a dwelling house or a semi-detached dwelling is as follows: 0.65:1—if the site area is less than 200 square metres, 0.55:1—if the site area is at least 200 square metres, but less than 600 square metres, 0.5:1—in any other case | Lot = 556.4 sqm Allowable = 30sqm The total floor area (excluding gym and garage) including the addition = 155sqm Floor Space Ratio : 0.278:1 | YES |
| Site coverage | Area between 450m2 to 599m2 - Maximum floor area 330m2 | Site Coverage area also including swimming pool = 160m2 (28.7%) | YES |

| | | | |
|---------------|--|--|-----|
| Landscaping | Area between 450m2 to 599m2 Maximum site area 20% - 111.2m2 | Deep soil permeable surfaces of 210sqm = 37%. Complies | YES |
| Front Setback | Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. | Proposed setback to be 7650mm. Complies | Yes |
| Side Setbacks | Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls. | No change to side setback- 1200mm to both side boundaries. Complies | YES |

BASIX

| | | | |
|-------|----------------|---|-----|
| BASIX | BASIX SEPP2004 | Basix No 366320 complies with the NSW Requirements Basix for S4.55 No.45818 – S4.55 | YES |
|-------|----------------|---|-----|

CAR PARKING

| | | | |
|-------------|---------------------------------------|---|-----|
| Car Parking | Dwelling Houses 2 spaces per dwelling | Existing garage to remain which caters for two car spaces . Complies | YES |
|-------------|---------------------------------------|---|-----|

SHADOWING

| | | | |
|--------------|---|---|-----|
| Solar Access | Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property. Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June. (b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight | Existing single storey to remain Building to remain and there will be no addition to the overall existing building Envelope | N/A |
|--------------|---|---|-----|

SECTION 4.55 MODIFICATION – MAY 2022

Note : The pool and al fresco area are already built as per approved plans.

CONCLUSION

The proposal is generally consistent with the relevant DCP of Canterbury 2012.

There will not be any impact to the neighbouring properties due to it complying with the relevant planning standards of the Canterbury LEP 2012 and controls of the Canterbury DCP 2012.

The proposal does not contravene any of the R3- Medium Density Residential Zone and will not result in any impacts to the neighbouring properties in terms of overshadowing, privacy, scale and bulk.

The proposed materials are compatible with the adjoining developments and will not detract from the character of the streetscape.