

**ALTERATIONS AND ADDITIONS TO EXISTING DWELLING INCLUDING  
GROUND FLOOR AND FIRST FLOOR ADDITIONS**

**AT**

**26 SECOND STREET, ASHBURY**

**STATEMENT OF ENVIRONMENTAL EFFECTS**



**PREPARED BY:**

**DESIGN STUDIO 407  
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## 1. **INTRODUCTION:**

This Statement of Environmental Effects ('SEE') has been prepared by Design Studio 407 ('the Applicant'), in order to accompany a Development Application to City of Canterbury Bankstown seeking consent for the proposed alterations and additions to the existing single level dwelling, inclusive ground floor reconfiguration, first floor addition, garage and pool (as indicated on the accompanying architectural documentation).

## 2. **EXISTING SITE:**

- The site is situated at 26 Second Street, Ashbury and comprises of a single storey brick and tile cottage. The property is known as Lot 32 in Deposited Plan 667052. The site has a site area of 297.2 m2.
- The existing dwelling comprises of a single level 2-bedroom home with living areas. The property has rear lane access to a garage and carport.
- The site is zoned Low Density Residential (R2) under Canterbury Local Environmental Plan 2012 and is known as Lot 32 in Deposited Plan 667052.
- This application has been based on Canterbury Development Control Plan 2012 – Part C – Residential Accommodation - Chapter 1 – Dwelling Houses and Outbuildings.
- The site is located on the southern side of Second Street. The adjoining property to the west (No.26) comprises of a single storey brick and tile cottage and the adjoining property to the east (No.24) is a single storey brick and tile cottage.

***(This SEE should also be read in conjunction with the Heritage Report accompanying this application – prepared by Perumal Murphy Alessi, Heritage Consultants).***

## 3. **THE PROPOSAL:**

The proposed development comprises of the following scope of works:

1. Retain the existing façade and porch, front bedroom, main entry corridor up to the corridor bulk-head. The new works from that point back will be internal enhancements leading to the rear extension.

It is proposed to provide similar picture rails, skirting boards and architraves to all new works proposed to carry on elements of the architectural feature of the dwelling. This is felt to be a passive integration of existing and new works providing elements that bond both existing and new works.

The proposed rear first floor addition is set approximately 1 metre behind the original ridge-line of the existing dwelling. The existing ridge line is to be extended into the new first floor works using similar roof tiles and capping. This is to ensure correct detailing to alleviate potential water ponding and penetration.

2. A new garage, landscaping in place of the existing carport and in-ground pool.

The application demonstrates compliance with the deep soil landscaping requirement by further reduction of hard-paved areas to compensate for the new pool and extension.

#### **4. SINGLE DWELLING HOUSES:**

##### **4.1 Canterbury DCP 2012 – Part C – Residential Accommodation – Chapter C1 Dwelling Houses & Outbuildings.**

- The proposal generally satisfies the objectives and design principles outlined in Council's Development Controls.
- The subject site is zoned Residential R2 and has an allowable FSR of 0.55:1 with a maximum height of 8.5m. The proposal complies with both these controls and proposes a total floor area of 162.13 m<sup>2</sup> which equates to 0.54:1 of the site which complies with the maximum FSR for the site.
- The proposal also complies with the following DCP requirements:
  - Minimum 15% landscaping requirement – the proposal provides 23%
- The roof design of the dwelling meets the objectives and controls of the DCP C1.4.2. as follows:
  - The proposed roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
  - Roof pitch is compatible and sympathetic to nearby buildings.
  - The proposed roof design promotes and assists in regulating climate within the building.

##### **4.2 Canterbury Local Environmental Plan 2012 has also been utilized in the preparation of this application**

- The Proposal satisfies the objectives of the CLEP 2012 as follows:
  - The site is Zoned Residential R2 and allows for this type of development.
  - The site has a maximum allowable FSR of 0.55:1. The proposed floor area 162.13m<sup>2</sup> which is well under the maximum allowable FSR.
  - The site has a maximum height restriction of 8.5 m. The proposal is under the maximum height and complies with this height control.

#### **5. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN:**

The following design guidelines have been incorporated within the design of the proposed dwelling so as to prevent crime within the immediate locality and the dwelling.

- The main pedestrian access point of the dwelling and the living areas have been oriented towards the street frontage thereby ensuring adequate surveillance of the public domain.

- The dwelling will be provided with suitable external security lighting and fencing within the cartilage of the property.
- The cartilage of the dwelling will be secured by virtue of the construction of new perimeter fencing wherever possible.
- All windows and doors of the dwelling will be provided with suitable locking devices.

## **6. ENERGY SMART HOMES POLICY:**

Where possible, the proposed building has been designed in such a manner so as to satisfy the relevant requirements of the State Government BASIX requirements. A BASIX certificate accompanies this application and all the BASIX requirements have been incorporated in the design of the dwelling inclusive of the following:

- The dwelling has been provided with window configuration that will allow adequate natural cross ventilation.
- The dwelling is to be constructed from and insulated with materials that have suitable thermal masses so as to maximize the energy efficiency of the overall development.
- The dwelling has a satisfactory BASIX Certificate of energy efficiency rating.
- Storm water storage and wherever possible, recycling facilities are to be implemented within the development, thereby minimizing any run-off from the site and reducing demand for town water sources.
- AAA water saving devices and energy efficient appliances will be provided within each of the proposed dwellings.

## **7. OTHER MATTERS:**

- ***Utilities***

The site can be adequately serviced by existing utility services within the immediate locality. In this regard, should Council grant approval to the proposal all necessary approvals will be obtained from the relevant utility authorities prior to construction work commencing.

- ***Impacts on the Physical, Built, Natural, Social And Economic Environments***

As the subject site does not contain any natural features inclusive of significant trees, it is considered that the proposal will not adversely affect the surrounding natural environment.

With respect to the surrounding built environment, it is considered that the proposal is an acceptable form of development for the reasons previously outlined within this report within respect to the bulk, scale, size and height of the building and its external finishes as they relate to the surrounding residential development that is of a similar nature to that which is proposed.

- ***The Suitability of the Site***

It is considered that the site is of sufficient shape and size to satisfactorily accommodate the proposed building and to provide adequate open space areas for the residents of the development.

The subject site is within close proximity of retail and other necessary services and is located within an area that is serviced by public transport facilities.

- ***Ashbury Heritage Conservation Area***

The property forms part of the Ashbury Heritage Conservation Area and this application is accompanied by a Heritage Report which has been prepared by Perumal Murphy Alessi, Heritage Consultants. The report provides a detailed assessment of the proposal and this application has been prepared with the guidance of both the Heritage Consultants' feedback and Council's Heritage Architect's feedback prior to preparation of this DA.

The bulk and scale to the proposal (as viewed from the street) is similar in bulk and scale to recent similar approvals to the immediate area.

The proposed new works are of a sympathetic modern adaption to the ground and first floor additions ensuring that there is a degree of visual separation between old and new creating a defined separation of both styles of architecture.

The streetscape has similar examples as per our proposal.

- ***Setbacks***

The proposal complies with all setbacks as per CDCP 2.1.7. as follows:

- ***Privacy***

The dwelling has been designed so as to ensure that the residents of the dwelling and the residents of the adjoining dwellings are not adversely affected by virtue of any undue loss of privacy.

Sight lines to and from the dwellings will be adequately restricted via the placement of windows and provision of suitable privacy screens where required.

- ***Shadow Impacts***

The property due to its position and orientation will not create detrimental shadow impacts to the adjoining properties as indicated on the accompanying shadow diagrams.

- ***Sediment and Soil Erosion Control***

All storm water will be connected to a new stormwater design as detailed in the accompanying hydraulic design lodged with this application.

Additionally, it is also intended to provide suitable measures during the construction phase to minimise any adverse effects from soil erosion and sedimentation as evidence in the submitted sediment control plans that accompany the Development Application.

- ***Acid Sulphate Soils***

The site is located in an area identified as being affected by Class 5 Acid Sulphate Soils under the LEP. Clause 6.1 of the LEP requires consideration of an Acid Sulphate Soils Management Plan where the proposed development includes works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum (AHD – RL 5.00) by which the water table is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3, and 4 land.

As the existing site RL levels are in excess of 10m AHD at the lowest end, the proposed development does not include work that will lower the water table below 1 metre AHD and an Acid Sulphate Soils Management plans is accordingly not required.

- ***Tree Removal***

The proposal does not require the removal of any mature trees.

- ***Storm water Drainage***

The application is accompanied with Storm water design.

## **8. CONCLUSION:**

It is considered that the proposal in its current form is an acceptable form of development given that:

- a. It satisfies the requirements of the Environmental Planning and Assessment Act, 1979.
- b. It satisfies the requirements of Council's relevant Development Control Plans.
- c. The proposed dwelling will be compatible with the majority of the surrounding buildings by virtue of their bulk, size, scale and design.
- d. The privacy of the surrounding and future residents of the development will be maintained at an acceptable level.
- e. The development will not adversely affect the amenity of the surrounding residents by virtue of any undue overshadowing.
- f. The proposal addresses the heritage controls to the immediate area by maintaining 80% of the original building fabric, ensuring the proposal fits in with the streetscape in bulk, scale and placement.

In the view above, it is submitted that the approval of the proposal by Council is warranted.