

## STATEMENT OF ENVIRONMENTAL EFFECTS

**PROJECT** Proposed alteration and extension to the ground floor of the exist. dwelling

**ADDRESS** 4 Bobadah St, Kingsgrove NSW 2208 (LOT 243, DP16265)

**COUNCIL** Canterbury-Bankstown Council

**CLIENT** Mr Eddie & Mrs Nadine Hallal

**DATE** 28 June 2022



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## INTRODUCTION

On behalf of our client and developer of the project above, we hereby lodge a development application and this Statement of Environmental Effects for the proposed alteration and extension to the ground floor of the existing dwelling; and this Statement of Environmental Effects describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or reduce the potential impacts on the environment.

The DA seeks to approve the alteration and extension of the existing ground floor level. The proposal intends to remain compatible with the established building forms in the immediate locality. Design and layout of the development envelope proposed aims to maintain the objective of the current development control plan.

This report describes the site, surrounding properties, proposed development, provides background information and justifies the proposed development on the subject site.

All work carried out on site are to comply with all the requirements of the National Construction Code (NCC), relevant Australian Standards and CB City Council's regulations.

Any environmental concerns not covered directly in this document or which arise during construction will be handled in an appropriate fashion, to minimise environmental concerns.

## THE SITE CONDITIONS / STREETSCAPE

This SEE report has been prepared in support of a development application (DA) to Bankstown City Council with regards to the land at No. **4 Bobadah St, Kingsgrove NSW 2208**. Pursuant to Bankstown City Council's Local Environmental Plan 2015 and Bankstown Development Control Plan 2015–Part B1 March 2015 (Amended December 2019) the site is currently zoned Residential 2 – Low Density Residential and the proposed use is permissible with consent.



Location – Aerial Map

Source: SIX maps

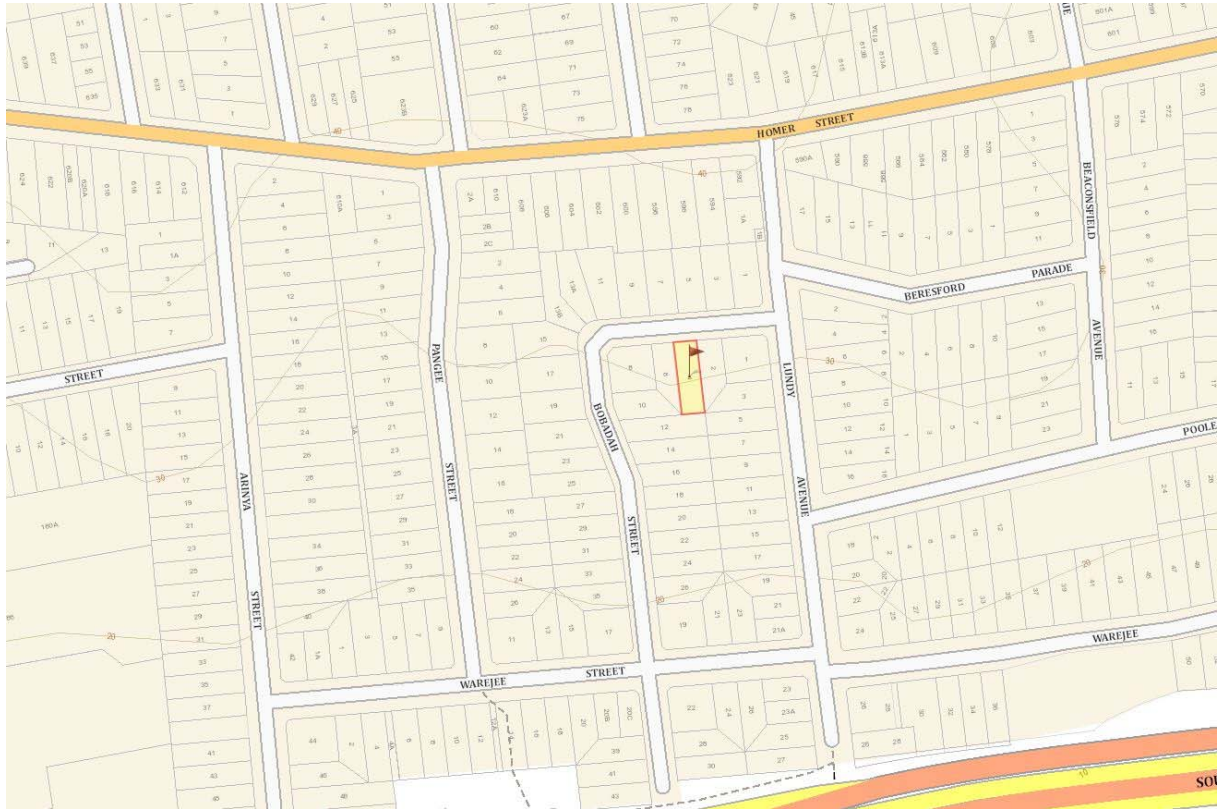
The site situated on Bobadah Street is the subject of this application. The property is zoned Residential R2, and the property is existing with adjoining neighbours on the eastern, southern and western side.

The site is of rectangular shape, measuring 39.035m x 12.19m having a total area of 475.6m<sup>2</sup>; and has a fall of approx. 4870mm from the front left corner to the rear right corner of the site.

The property is known **(LOT 243, DP16265) – 4 Bobadah St, Kingsgrove NSW 2208**

The east of the property is a brick residence with tile roof (no.2), the south of the property is a private residence. The west neighbor is a rendered brick residence with tiled roof (no.6) and

Bobadah Street is on the north side of the property. Our application pertains to one allotment of land. The site currently enjoys sufficient public transport, and is in close proximity to schools and several public parks.



Location - site map

Source: SIX maps

## THE PROPOSAL

Our proposed design is in keeping with the Development Control Plan and is well adapted to the future development.

The proposal involves alteration and extension to the ground floor level of the existing brick residence. The proposed extension of the rear part of residence will have timber walls and timber floors with colorbond roof.

The side and rear setbacks are complying with councils' policy.

The proposed addition and extension consists of 2 bedrooms and 1 ensuite. The design is well articulated, therefore minimizing the bulk and scale of the proposed development.

The overall appearance of our proposal is comparable to other developments in the locality. The well-articulated façade incorporates architectural design elements which will strengthen the streetscape and the relationship between future dwellings.

Following is a summary of the proposed development:-

<b>Site area</b>	<b>475.6 m<sup>2</sup></b>
<b>existing</b>	
lower ground floor	25.699 m <sup>2</sup>
ground floor	88.028 m <sup>2</sup>
<b>total</b>	<b>113.727 m<sup>2</sup></b>
<b>proposed</b>	
lower ground floor	29.014 m <sup>2</sup>
ground floor	133.835 m <sup>2</sup>
<b>total</b>	<b>162.849 m<sup>2</sup></b>
<b>TOTAL FLOOR AREA</b>	<b>162.849 m<sup>2</sup></b>
<b>FSR [162.849/475.6]</b>	<b>0.342:1</b>

Compliance with the relevant DCP is summarized in the following table: - Issue	Council	Proposed	Comment
Requirements (Min)			
Front Setback (m)	5.5m	5.5	Complies
Side Setback (m)	0.9m & 0.9m	1.2 m & 1.5m	Complies
Rear Setback (m)	0.9m	11.15	Complies
P.O.S	80sqm	132.136sqm	Complies



Site Coverage	Max 50% - 280.45sqm	35.70% - 200.245sqm	Complies
Landscape	Min 45% front setback-	49.79% 66sqm	Complies
Max Wall Height	3.0m	2.875m	Complies
Max Building Height	4.8m		
Solar Access	Sitting to maximise solar access	Solar access maximized	Complies

Due to the need of additional space of the owner/s, an alteration and extension of the rear part of the existing residence is required to build to cater for the purpose. The proposed alteration and extension does not include any change of use and does not result in an increase in the total built area/FSR of the property beyond the allowable limit.

### IMPACT OF THE DEVELOPMENT

The proposal has no social or economic impact on the locality.

The proposed façade will have a minimum impact on the streetscape due to being located at the rear end of the existing dwelling. Together with the proposed landscape plan, the proposal will enhance the future streetscape and landscape character of the residential neighborhood.

The slab on ground construction will result in minimal disturbance to the natural slope of the land. Stormwater will be connected and discharged to existing council kerb outlet, which satisfies council requirements.

### PRIVACY, VIEWS AND OVERSHADOWING

The proposed alteration and extension will not change the existing floor finish level of RL 39.320 (AHD) and ridge height of RL 44.943 (AHD).

The proposal will receive the minimum three hours of sunlight to its private open space.

## DENSITY/ SETBACKS

The existing dwelling has an area of 113.727 m<sup>2</sup>. With proposed alteration and extension total area of increases to 162.849 m<sup>2</sup>. Zoned in R3 – medium density residential area the allowable FSR is 0.5:1 and our proposal is 0.34:1 which is below the maximum allowable limit.

The setback from Bobadah Street is 7.615 m to the exterior wall of the existing dwelling is in compliance with the council's minimum requirements.



Land zone map (R3)

Source: Planning portal

**SUITABILITY OF THE DWELLING**

The proposed is consistent with character required for the development. The setback and window placement ensures no negative effect on future adjoining sites and solar access is not compromised.

**LANDSCAPING**

The existing dwelling with proposed extension and alteration has been provided with sufficient private open space which is demonstrated on the plan having a courtyard area of 133.905 m<sup>2</sup>.

**STORMWATER DRAINAGE & CONTROL**

The storm water drainage and control is connected to the existing building. Stormwater will be collected and drained to the Council's stormwater system using the existing stormwater system.

**SITE VEGETATION | PARKING**

Access to the residence is via Bobadah Street. No site or street trees are proposed to be removed or relocated.



## CONCLUSION

It is considered that the current strategy of Canterbury Bankstown Council to promote a variety of housing choice in the locality is being achieved by the development. Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a quality development that will enhance the locality.

Consideration has been given to matters listed in Section 79C of the Environmental Planning and Assessment Act 1979, concluding that the development warrants approval.

In conclusion, it is believed that the proposed development will provide a pleasant living environment for its occupants without adversely affecting the existing amenities of the neighboring properties. The scale of the proposed building is considered to be generally compatible with and complimentary to the existing residence.