
STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING,

AT

76 KING STREET, ASHURY 2193

FOR

MR & MRS FARIA

FEB 2022

SEE21271



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1. GENERAL

1.1 Name and Address of Applicant

Mr & Mrs Faria
C/- Isabel F Ferreira Architects
3 Summit Street
EARLWOOD NSW 2206

1.2 Property Description

76 King Street
Ashbury NSW
Folio Identifier: Lot 43 DP 11261
Site Area by DP: 520.1sqm

2. INTRODUCTION

2.1 Details of Proposed Work

This Statement of Environmental Effects accompanies a Development Application for the alterations and additions at the rear of the existing single storey dwelling, and a new detached carport.

The site is in the Ashbury Heritage Conservation Area, this report is accompanied by a Heritage Impact Statement as required under the Canterbury DCP 2012.

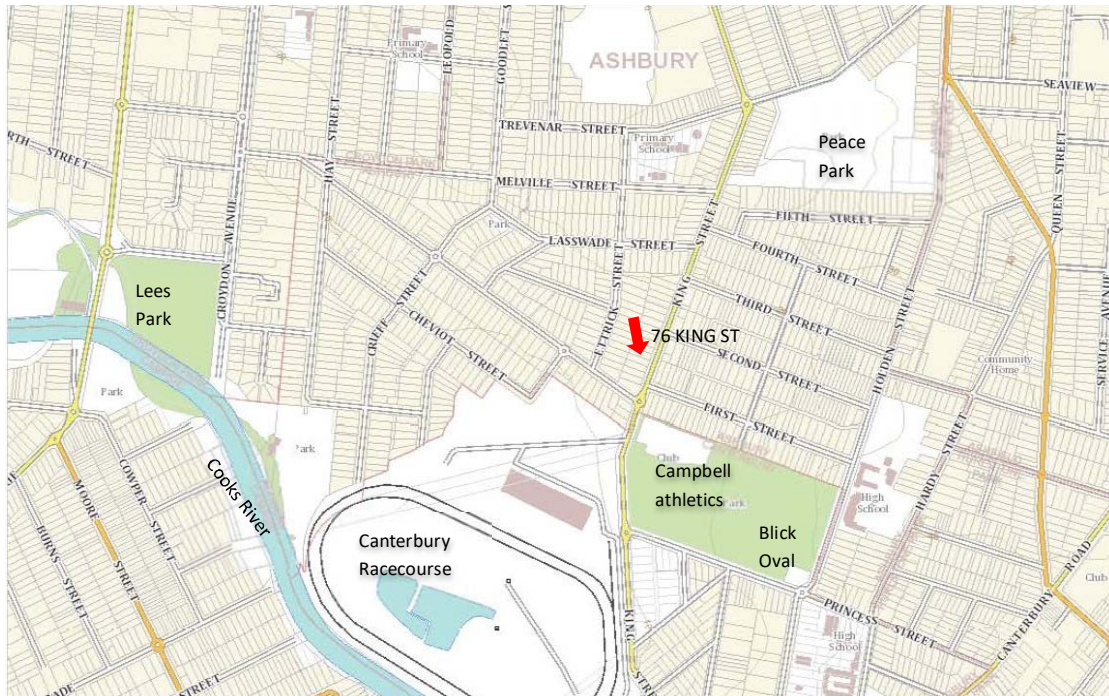
3. THE DEVELOPMENT SITE

3.1 Location and Site Analysis

The development site is known as 76 King Street, Ashbury the real property description is Lot 43 DP 11231. The site is located in a residential area close to Peace Park, Canterbury Racecourse, Ashbury Bowling Club, Tennis Courts, Campbell Athletic Field, Blick Oval and Cooks River. Canterbury Station is about 1km away, the site it is well serviced by various bus routes along King Street. A small local shopping centre along Georges River Road is about 900m away, with the large Campsie and Ashfield shopping precincts about 1.5km away. Local public schools are within walking distance.

The site has an area of 520sqm; it is situated on the straight run of road, just after a roundabout with a 12.19m frontage to King Street It has side boundaries of 42.67m and a rear boundary of 12.19m. The property runs almost East-West. It slopes slightly from the north boundary down towards the south and contains a single storey dwelling, with attached covered pergola, a tiled roof barbeque area, a detached fibre cement shed and an in-ground swimming pool. There is a large tree at the rear of the site and a neat garden.

The existing house is an brick and tiled interwar Californian bungalow with a fibre cement clad extension with a flat roof. The front of the dwelling is quite intact and presents well in its garden.



Site Location.

Image Source: <http://maps/six/nsw/gov/au>

King Street runs along its East boundary, to the North and South are similar single storey dwellings with several detached outbuildings, both of which have had significant modifications to the front and roof forms and have been rendered. Along the West boundary is a large outbuilding belonging to the dwelling behind it facing Ettrick Street.

The property is situated in the Ashbury Heritage Conservation Area, predominately constructed during the interwar period. But unlike the more typical streets of the area, which are quiet, leafy, and largely intact residential streets, it is situated close to commercial properties, with nil front setbacks, and faces the side boundaries of dwellings with high fences and small setbacks. Due to the proximity of Bus Stops and traffic devices, on street parking is limited. The neighbouring area contains several developments that are similar to the proposal.

3.2 Site Restrictions

There are no significant site restrictions to development on the site.



Immediate site surrounds

Image Source: [Google Earth](https://www.google.com/earth/) Imagery Date : 12/03/2018

3.3 Zoning & Planning Controls

Development on the subject site is controlled by Canterbury Local Environmental Plan 2012 (CLEP2012) and the Canterbury Development Control Plan 2012 (CDCP 2012).

3.4 Permissibility of the Development

The land is zoned R2 Low Density Residential under the *Canterbury Local Environmental Plan 2012*. Dwelling Houses are a permitted use with consent under Zone R2

The standard instrument defines dwelling houses as:

dwelling house means a building containing only one dwelling.

The proposal will result in only one dwelling on the subject property.

3.5 Zone Objectives

The R2 Zone objectives are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed alterations and additions to the existing dwelling is consistent with the objectives of the zoning, without any adverse impact on the amenity of the area, as will be demonstrated by this report.

4. THE PROPOSED DEVELOPMENT

4.1 Description of the Proposal

The existing dwelling is a cavity face brick, timber framed floor and a tiled roofed Interwar Bungalow. At the rear, there is timber framed fibre cement clad, flat roofed extension, with a lowered floor level and an attached covered timber framed pergola. Halfway along the length of the property, stands a large fibre cement clad shed, adjacent the South boundary and an in-ground swimming pool, between the shed and the North boundary.



Subject property

The existing dwelling has a setback of between 957 and 991mm from the north boundary, a 2.48m setback to the south boundary, and a 5-5.38m setback to the front boundary. The existing shed's setback to the south boundary varies from 400mm to 800mm and between 1.1m and 1.3m the rear boundary. The pool is about 1.1m from the north and rear boundaries, and the pool area takes up about 71.4sqm of the rear open space.



Existing garden with shed and pool



Rear extension and pergola to be demolished

The proposal is to demolish the existing ground floor timber framed rear extension and construct a new living area in masonry within the same footprint of the existing extension, and to construct a first floor extension over it, and an attic space above the rear of the original dwelling. Due to the narrowness of the driveway, making vehicular access difficult to the rear of the dwelling, it is also proposed to construct a carport between the front boundary and the front building line.

5. ANALYSIS OF PLANNING ISSUES

5.1 Compliance with Statutory Plans & Policies

Environmental Planning and Assessment Act 1979

Comment: Enables CLEP 2012 and the development

5.2 Canterbury Local Environmental Plan 2012

The Canterbury LEP 2012 provides statutory controls for development on this site. Development controls applicable to this type of development this site are outlined and commented on below

PART 2- Permitted or Prohibited Development

Clause 2.3 – Zone objectives & Land Use Table

Comment: Refer to section 3.5 above.

PART 3- Exempt & Complying Development

Clause 3.1 – Exempt Development

Comment: Proposal is not exempt development

Clause 3.2 – Complying Development

Comment: Proposal does not comply with Part 1, Division 2, Clause 1.19(a), SEPP (exempt & Complying Development Codes) 2008. Complying development under the Housing Code must not be carried out on land within a heritage conservation area.

PART 4 – Principal Development Standards

Clause 4.1 – Minimum Subdivision lot size

Comment: Existing lot is 520.1sqm, which complies with the minimum lot size of 460sqm, no subdivision is proposed.

Clause 4.3 – Height of buildings

LEP Map HOB_007 indicates that the maximum height of building allowable on this site is 8.5m

Comment: The finish height of the proposed dwelling is 8.34m

Clause 4.4 - Floor Space Ratio

The Maximum floor space Ratio on this site is 0.55:1 as set out in Clause 4.4(2A) for a dwelling house on a site greater than 200sqm and less than 600sqm.

Comment: The site has an area of 520.1, which allows a floor area of 286.055sqm, the proposed development has a gross floor area of 237sqm or a floor space ratio of 0.456:1 thus it complies with Clause 4.4

PART 5 – Miscellaneous Provisions

Clause 5.10 - Heritage Conservation

LEP map HER_006 indicates that the site is in the Ashbury Heritage Conservation Area but does not contain a heritage item nor is it in close proximity to or within the visual catchment of an heritage Item.

Comment: The application is requesting permission to alter and add to a building in a heritage conservation area. A heritage impact statement accompanies this proposal.

Clause 5.21 - Flood planning

Comment: The subject site is not identified as a flood planning site in the CLEP Flood Planning Map FLD-006 to be in a flood planning area. The planning certificate issued by CB City Council does not have it listed as being encumbered by any flood related policy restrictions

PART 6 – Local Provisions

Clause 6.1 – Acid sulfate soils.

LEP map ASS-006 indicates that the subject site is within a potential Class 5 Acid Sulphate Soils area.

Comment: The works are not within 500m of an adjacent Class 1,2,3, or 4 land, the proposal is not likely to lower the water table by 1 metre on any adjacent Class 1,2,3 or 4 land. As such, no further development consent is required on this matter.

Clause 6.2 – Earthworks

Comment: The proposed earthworks are minimal, and ancillary to the proposal for footings and slabs and as such do not require separate approval under this code

Clause 6.4 – Storm water management

Comment: The proposed storm water management, has been designed to mitigate the impacts on neighbouring properties, native bushland and receiving water courses, as per the objectives of this clause.

Clause 6.6 – Essential Services

Comment: The proposal includes the provision all essential services required by this clause.

5.3 Canterbury Development Control Plan 2012

Provides supplementary controls applicable to this development, it sets out the relevant provisions more detailed objectives and controls for assessment of a development application for a dwelling.

Part B – General Controls

Part B of the DCP2012 controls that are relevant to the site and development are outlined below with commentary

B1 Transport & Parking

| | Control | Complies | Comment |
|--|---|----------|--|
| Clause B1.3.1 – General Parking Rates | | | |
| C1 | 2 car spaces per dwelling, | No | The existing driveway is approx. 2.4m wide, which does not comply with the minimum width required in AS2890.1, thus although 2 or more cars can fit in tandem, access is very limited. The proposal retains 1 car space. |
| Clause B1.4.1 – General Design Requirements | | | |
| C1 | All Parking Designed to AS2890.1 | Yes | Proposed Carport complies with AS2890.1 |
| Clause B1.4.8 – Parking requirements for Specific Land Uses | | | |
| C1 | Maximum width of kerb crossings 3.5m | Yes | the existing Kerb crossing which is 3.0 m wide |
| C2 | Driveways to be at the side of the site, within the side setback | Yes | Existing |
| C3 | Max garage door width 6m | Yes | None proposed |
| C4 | One car space may be provided in front of carport or garage | Yes | Existing carspace is located in front of building line |
| C5 | Carports to have minimal scale or bulk | Yes | Carport is designed to fit in with the existing dwelling, but have a lower height |
| C6 | A driveway from street to rear yard is to be a minimum 2.7m wide from the wall of the dwelling to the side boundary | NO | Existing driveway is approx. 2.4, thus not proposed to be used as a driveway access |
| C9 | Maximum 1 Double Garage or Carport per dwelling | Yes | Only 1 single garage is proposed |

Clause B1.5 Parking Engineering and Technical requirements

The proposal will retain the existing vehicle cross-over and driveway.

Compliance with the General Objectives of Part B1

- 01 To provide adequate car, bicycle and service vehicle facilities for the building users and visitors, depending on building type and proximity to public transport.

Due to existing site constraints, the proposal does not comply with the parking requirements of the DCP, as it requires 2 spaces. However, it maintains the existing car space, thus reducing the existing scenario and proposes to improve the facility.

- 02 *To ensure casual parking on streets is available in centres to support local business.*

The proposed/existing off-street parking will assist in maintaining casual on street parking availability.

- 03 *To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.*

Not relevant to this development

- 04 *To ensure servicing by larger vehicles occurs off-street in such a way the reduces impacts on the pedestrian environment.*

Not relevant to this development

- 05 *To ensure vehicle facilities are compliant, functional and safe.*

The proposed vehicle facilities are compliant, functional and safe.

- 06 *To encourage reduced car dependency through encouraging alternative means of transport such as cycling, walking and public transport.*

Not relevant to this development

- 07 *To ensure vehicle traffic is managed and roads do not inhibit the performance of business centres, presenting barriers to pedestrian movement or segregating areas.*

Not relevant to this development

- 08 *To minimise the visual impact of parking structures on the appearance of streetscapes.*

The impact of parking structures is minimised its lowered height and its design.

B2 Landscaping

A Landscape Plan is not a requirement applicable to this type of development. However, the proposal aims to maximise the landscaped area, but not increasing the footprint of the building. There is an existing garden in the front setback, which will remain, and all garden/soft landscaped areas at the rear will remain as existing.

B3 Tree Preservation

Clause B3.2 Tree Works requiring Council Approval

The proposal does not seek to remove any significant trees.

B4 Accessible & Adaptable Design

Requirements not applicable to this type of development

B5 Storm water and Flood Management

The site is not affected by Flood Planning or overland flows.

The proposal is accompanied by a storm water drainage plan, prepared in accordance with the requirements of the DCP and AS3500.

B6 Energy & Water Conservation

The objectives of B6 are met by compliance with the accompanying Basix Certificate.

B7 Crime Prevention & Safety

The objectives of B7 are met by retaining the main entrance and habitable rooms to face the street and locating windows and doors to allow natural observation, while protecting privacy. The provision of fencing and gates give a clear indication of private and public space.

B8 Heritage

The proposal complies with requirements Part B8.4 – Ashbury Heritage Conservation Area of the Canterbury DCP2012 is accompanied by a heritage impact statement outlining its minimal impact on the Conservation Area.

B9 Waste Management

The proposal is accompanied by a waste management report for the demolition/ construction that indicates the proposed methods of waste disposal or re-use.

B10 Use of Footpaths

Requirements not applicable to this type of development

B11 Bushfire Risks

Requirements not applicable to this development

Part C1 - Dwellings & Outbuildings

Part C1 of the CDCP2012 controls that are relevant to the site and development are outlined below with commentary

C1.3 Building Envelope

| | Control | Complies | Comment |
|---|--|----------|--|
| <i>Clause C1.2.2 – Site Coverage</i> | | | |
| C1 | Maximum allowable building footprint:330sqm | Yes | Proposed building footprint: 186sqm |
| | Maximum Site Cover of all structures on a Site: 50% or 260.05sqm | Yes | Proposed Site Cover: 224sqm or 43% |
| | Maximum Floor Area of All Outbuildings:45sqm | Yes | Proposed Floor Area of Outbuildings: 33sqm |

| Clause C1.2.4 – Landscaping | | | |
|--|---|-----|---|
| C1 | Minimum required Deep Soil Area: 20% or 104sqm | Yes | 124.4sqm |
| C2 | Minimum dimension of deep soil area: 2.5m | Yes | 2.5m |
| C3 | Not Applicable | | |
| Clause C1.3.1 – Floor Space Ratio | | | |
| C1 | Section 2(A) of Clause 4.4 of the LEP allows a maximum of 0.55:1 for a dwelling house Site area: 520.1sqm, therefore max allowable floor area is 286.055sqm | Yes | Proposed Floor area is 232sqm or a floor space ratio of 0.45:1 |
| Clause C1.3.2 – Building Height | | | |
| C1 | Max building height of 8.5m | Yes | 8.34m |
| | Max. wall height of 7m | Yes | 6.1m |
| | Finished ground floor level less than 1m above natural ground | Yes | 0.35 |
| Clause C1.3.3 Setbacks | | | |
| C2 | Front setback: 5.5m or average if neighbouring properties on either side | Yes | Existing |
| | Max 2m recess for main entry from front setback | Yes | Existing |
| | Min Side Setbacks: 900mm | Yes | 950mm |
| | Min 6m from rear boundary | | 18.6m dwelling |
| | Outbuildings – side setbacks 450mm for wall height >2.7m Wall height<2.7m may encroach | Yes | Proposed carport has a 2.4m wall height, thus may encroach on setback |
| | External walls that enclose rooms, storage areas and/or garages not to encroach on setbacks | yes | Noted |
| C3 | First floor additions, front and side setbacks may match ground floor for 10m or 50% of length of facade | Yes | Noted |
| C4 | Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbour | Yes | Existing |
| C8 | For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback | Yes | The building does not have basement parking, a carport is proposed which extends into the side boundary setback |
| C9 | Car parking structures to comply with BCA | Yes | Proposed carport will comply with BCA |
| C10 | For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports | Yes | The existing driveway which cannot be modified, is approximately 2.45m wide, as such, vehicular access cannot be provided behind the building line. A single 3m wide carport is proposed in front of the front building line. |

| | | | |
|--|--|-----|--|
| | must not be wider than 3m | | |
| C12 | 1m encroachment allowed for certain minor building elements | | Noted |
| C13 | Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone. | | Existing |
| Clause C1.3.4 – Building Separation | | | |
| C1 | Top storey of 2 storey buildings should be designed as a series of connected pavilions | Yes | Top storey is staggered vertically. See Drawings |
| | Pavilions should have a depth between 10m & 15m | Yes | Top storey wall is 8m long See Drawings |
| | Articulate pavilion elements by additional side boundary setback and identified by separate roofs | Yes | Side boundary setback at rear, roofs are split See Drawings |

C1.4 Building Design (Design Guidelines)

Clause C1.4.1 General Design

Contemporary Building Form

The building form of the proposal reflects the original traditional features in its roof form, materials and proportions, with contemporary detailing in the timber work, windows, and shading elements. It retains the main roof features that address the street, and the front façade.

Access to the first floor is via an internal staircase and the building contains a kitchen and laundry.

Building Entries

The proposal retains the existing front facing entry under the porch. Two main bedrooms are oriented to the street to promote positive social interaction.

Internal Dwelling Layout

The interior design of the building is capable of accommodation the range of furniture that is typical for the purpose of the room. The bedrooms and kitchen contain general storage.

| | Control | Complies | Comment |
|-----|---|----------|--|
| C12 | Min dimension of primary living area and principal bedroom: 3.5m | Yes | Min dimension 3.68m main bedroom, 5.5m primary living area |
| C13 | Min dimension of secondary bedrooms: 3m | Yes | Min dimension 3.0 |
| C14 | Provide general storage in addition to bedroom wardrobes and kitchen cupboards. | Yes | Noted |

Façade Treatment

The proposal will retain the existing façade. The new portions of the building uses materials that both contrast and match the original, that being render finished walls, and tiled roofs. Depending on the orientation, facades include awnings, louvres and windows as included for catching sunlight, breezes or providing shade.

The buildings facades are articulated to reflect the scale, rhythm and characteristics of the neighbouring bungalows.

| | Control | Complies | Comment |
|-----|--|----------|--|
| C20 | Width of street facing articulation panels: 4m to 6m | Yes | Existing on ground, gable ends mostly not able to be seen from the street. |
| | Width of side facing articulation panels:10 to 15m | Yes | Max. width of new work is 9.2m |

Pavilions

First floor is articulated by means of wall heights and roofs, pavilion design is not practical in order to comply with Open Landscaped Area.

Windows

The proposed windows are generally rectangular with vertical proportioning. Appropriately located and shaded in accordance with the orientation.

Ventilation

High level north/south facing windows will encourage natural convective ventilation through the dwelling.

Clause C1.4.2 – Roof Design & Features

The existing original portion of the roof with its double gable will be retained the main gable replicated, as a simple gable which mirrors the form of the existing house roof.

| | Control | Complies | Comment |
|----|----------------------|----------|----------------------|
| C7 | Max. roof pitch: 30° | Yes | 30°to match existing |

C1.5 Amenity

Clause C1.5.1 – Solar Access and Overshadowing

| | Control | Complies | Comment |
|--|---|----------|----------------------------------|
| <i>Solar access to proposed development</i> | | | |
| C1 | Min 2 hours sunlight to primary living areas between 9am & 3pm on 21 June | Yes | In sunlight between 11am and 3pm |

| | | | |
|--|--|-----|--|
| C2 | Min 2 hours sunlight to 50% of private open space between 9am & 3pm on 21 June | Yes | More than 50% of the private open space will enjoy direct sunlight between 10am and 1pm on the 21 June |
| C3 | Not Applicable | | |
| <i>Solar Access to neighbouring Development</i> | | | |
| C4 | Min 2 hours sunlight to living areas & sunlight to 50% of private open space between 9am & 3pm on 21 June to be retained | Yes | More than 50% of private open space is in sunlight between 10am & 3pm on 21 June The living areas of the neighbouring development will continue to receive direct sunlight between 10am and 3pm |
| C5 | If neighbouring dwelling currently receives less than 2 hours of sunlight do not reduce sunlight access | Yes | Not reduced |
| C6 | Maintain min 2 hours of direct sunlight to Solar collectors bet 9am & 3pm, 21 June | N/A | No solar collectors |
| | If system currently receives less than 2 hours of sunlight do not reduce sunlight access | N/A | N/A |
| C7 | Maintain a min 2 hours direct sunlight on 21 June to clothes drying area | Yes | Clothes drying area will have more than 2 hours of direct sunlight on 21 June |
| Shading devices | | | |
| C8 | Locate windows & shading to maximise sunlight in winter and reduce heat gain in summer | Yes | Shaded windows to north with eaves, smaller windows to south, Minimal windows to east and west with adjustable shading |
| C9 | Use Shading devices | Yes | See drawings |
| C10 | Horizontal shading to North facing windows Vertical shading to East & West facing windows | Yes | See drawings |
| C11 | Use operable shading on large openings Eaves min 350mm wide Overhang approx. 65° to horizontal | Yes | See drawings |

Shading devices

The proposal has large window openings facing north, with appropriate horizontal and vertical shading devices for sunlight capture in winter and shading in summer. South facing, daylight capturing windows are openable for cross ventilation. East and West facing windows have adjustable shading devices to appropriately shade as necessary in summer and allow the sun in as required in winter.

Eaves have a minimum of 350mm overhang, allowing an overhang of about 65° to the horizontal.

Internal window coverings will be installed to improve heat retention, and extra summer protection.

Clause C1.5.2 – Visual Privacy

Large windows to living areas in the proposal are on the ground floor, overlooking the private open space. First floor windows are generally, high level, small or to bedroom spaces.

Clause C1.5.3 – Acoustic Privacy

The proposal will ensure reasonable levels of acoustic privacy of residents and neighbouring developments with living areas located away from neighbouring bedrooms and quiet areas.

C1.6 Fences & Ancillary Development

Clause C1.6.1 Fences

No new fences are proposed.

Clause C1.6.2 Outbuildings & Swimming Pools

| | Control | Complies | Comment |
|--|---|----------|--------------------------------------|
| Clause C1.6.2 – Outbuildings and Swimming Pools | | | |
| C1 | Maximum height of outbuilding: 4.8m | Yes | Max height of outbuilding: 3.3m |
| | Maximum outbuilding external wall height 3.5m | Yes | Max height of outbuilding wall: 2.7m |

6. OTHER ENVIRONMENTAL CONSIDERATIONS

6.1 Air & Noise

The proposal will not produce any air or noise pollution; it is a single dwelling development.

6.2 Compliance with the Requirements of The National Construction Code

The proposal will be constructed in accordance with the NCC and the NSW appendix.

7. SECTION 4.15 EVALUATION

For Council's convenience, the following is submitted as the State of Environmental Effects in terms of items of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979

7.1 Environmental Planning Instruments and Development Standards

The proposed development:

- Is permissible under the 'R2 Low Density Residential' zoning Land use table Canterbury LEP2012;
- Will comply with the Canterbury LEP2012 planning and zoning objectives and statutory development standards;

- Will comply with the Canterbury DCP2012;
- Will comply with Council's OSD drainage guidelines.

7.2 Likely Effects of the Proposed Development

As set out in the report above, the proposed alterations and additions will:

- Have an acceptable impact on the adjoining or nearby properties;
- Have an acceptable relationship to the Ashbury Heritage Conservation Area, and the overall locality's existing residential development;
- Provide housing in the local area in line with the Council's town planning objectives;
- Will benefit the overall community following the occupation by the applicant's family;
- Will not have any significant adverse impact on any adjoining or nearby properties in terms of:
 - Context and setting
 - Access, transport and traffic;
 - Heritage aspects of the Ashbury Heritage Conservation Area;
 - Water and soils;
 - Air and Noise;
 - Flora and Fauna;
 - Security & Crime;
 - Energy and Water Conservation.

As such, the proposed development will have an acceptable relationship to the locality's existing natural and built environment as well as social and economic impacts in the locality.

7.3 Site Suitability

The site is of sufficient size and shape to locate the proposal without causing any significant adverse problems within the site or to adjoining or nearby properties.

There is sufficient public transport, schools, and parks in the local area to accommodate the needs of the applicant's family.

The proposal will provide improved housing stock in the Canterbury-Bankstown Area, consistent with Council's town planning objective and the improved housing opportunities will benefit the overall community.

7.4 Submissions made under the Act or Regulations

None applicable.

7.5 Public Interest

The public interest is not adversely affected by the proposal.

8. CONCLUSION

The proposal:

- Is a permissible use under the *R2 Low Density Residential Zoning*;
- Complies with the CLEP2012;
- Complies with the CDCP2012;
- Satisfies the controls and objectives of the Ashbury Heritage Conservation Area;
- Satisfies the area's current and future planning objectives;
- Will not have an adverse effect on the neighbouring properties;
- Will adequately fit into the area.

The design, environmental impact, landscaping, parking and drainage all satisfactorily comply with the local requirements and do not pose any loss of amenity, as such justifies a positive merit assessment.