

SUBMITTED TO

CANTERBURY BANKSTOWN COUNCIL

PROPOSED NEW RESIDENTIAL DWELLING AT

SP: 20535

48 CORNELIA STREET,

WILEY PARK NSW 2195

FOR

LUXE BUILDING DESIGN

ON BEHALF OF

MR. BASSAM ADASI

STATEMENT OF ENVIRONMENTAL EFFECTS

AND NOTES IN SUPPORT OF DEVELOPMENT APPLICATION

March 2022

Prepared by:

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DESIGN

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This report has been prepared by:

Signature

Fayrose Iali

Dated: March 2022

A handwritten signature in black ink, consisting of a large, stylized 'F' and 'I' followed by a small 'ali'.

This report has been reviewed by:

Signature

Fayrose Iali

Dated: March 2022

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1. Introduction

This Statement of Environmental Effects (SEE) is submitted to Canterbury Bankstown Council (the Council) as part of a Development Application (DA) for the alterations and additions to existing multi-unit property located at 48 Cornelia Street Wiley Park.

This SEE is to be read in conjunction with accompanying architectural building plans and associated survey plans.

This report has been prepared by Luxe Building Design on behalf of the applicant, Mr. Bassam Adasi. It is based on plans and information provided and other supporting documentation appended to this report.

This SEE describes the site, its environs and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP & A Act). Within this report, references to “the site” means the land to which this DA relates.

1.1. Background

Proposed Development

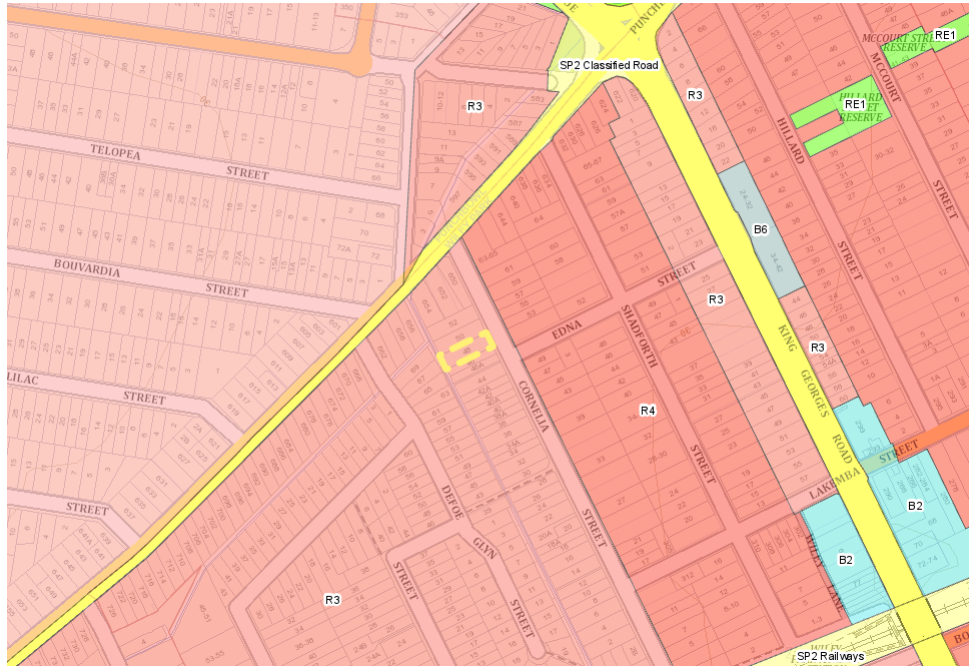
The alterations and additions to existing multi-unit dwelling for which this consent is sought is to occupy the existing Wiley Park site. The proposed works are in accordance with relevant Council development plans.

- a) This Statement of Environmental Effects has been prepared on behalf of the owner of the subject property, Mr. Bassam Adasi.
- b) The subject of this Statement is the owner’s intention to undertake the alterations and additions to existing multi-unit dwelling located at 48 Cornelia Street Wiley Park.

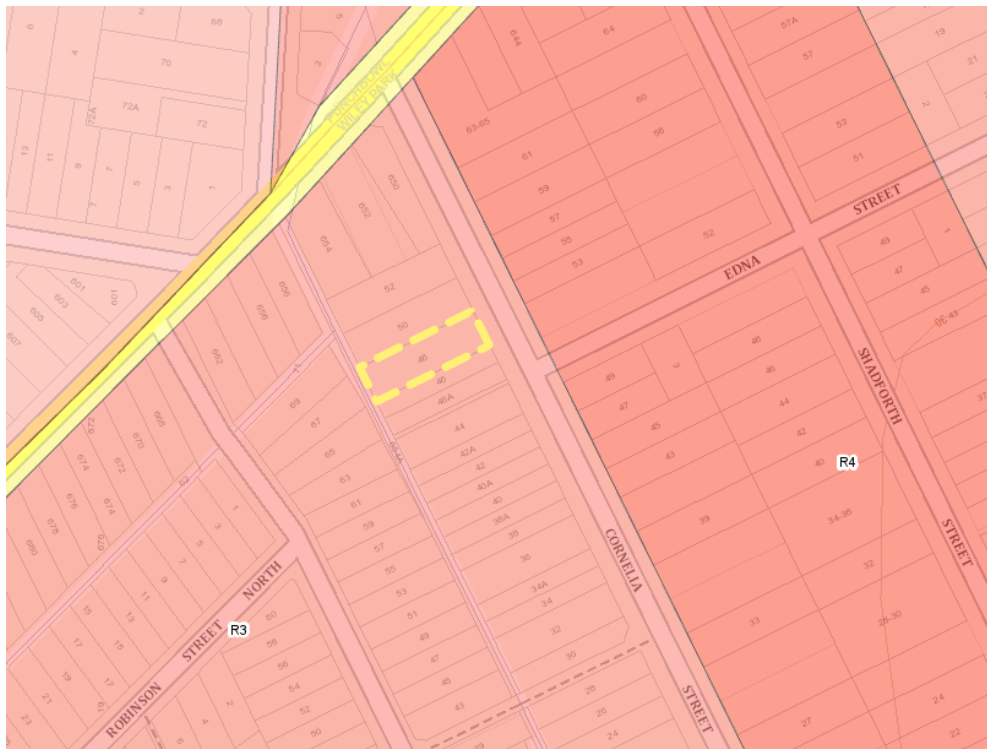
2. Site Analysis

2.1. Site Location

The site is located at 48 Cornelia Street Wiley Park.



Area Location Map



Site Location Map

Site Context



View of the Existing Site



View of the Adjoining Properties – 46 Cornelia Street Wiley Park

2.2. Site Description

The Site is located 48 Cornelia Street Wiley Park. The southern boundary fence adjoins an existing double storey cement rendered dual occupancy residence, and a single level residence on the northern boundary. An existing detached single level external laundry is located on the southern side of the site. The existing multi-unit premises main entry faces the southern side with entry off the existing concrete driveway. Car entry along the southern boundary is on to the existing concrete driveway is off Cornelia Street Wiley Park.

It has an area of 780.40sqm and is regular in shape.

- a) Access to the site is gained via the existing concrete driveway accessing the Site at the southern side of the site off Cornelia Street. The allotment is described 48 Cornelia Street Wiley Park.
- b) The site is currently occupied by an existing double level masonry multi-unit residential dwelling, and a detached masonry single level external laundry.
- c) The site is zoned Medium Density Residential R3.
- d) The site has no flooding issues.
- e) The site has no heritage conservations issues.
- f) The site has no native trees and enjoys full sunlight thought the year.
- g) The site has no rock protrusions and the major covering is soil.

2.3. Existing Site Conditions

The Site is currently with a double level masonry multi-unit residential dwelling, and a detached masonry single level external laundry with an existing concrete driveway along the southern boundary. The land is relatively level with a slope from east to west approximately 1.5m over a distance of 51m. Please refer to the survey plan included in the DA plans accompanying this report.

2.3.1. Flooding & Drainage

There are no known flooding issues associated with this site. The Site is affected by Sydney Water sewer easements that run from north to south across the property. The proposed residential dwelling does not impact on these easements.

2.3.2. Heritage

There are no known heritage issues associated with this site.

2.3.3. Bushfire Hazard

The site is not classified as Bushfire Prone Land.

2.3.4. Potential Land Contamination

There are no known issues of existing land contamination associated with this site nor is there any reason why this development will increase risk of such contamination.

Description of Proposed Development

This chapter of the report provides a detailed description of the proposal. The DA seeks development consent for the following:

- a) It is proposed to undertake the alterations and additions to existing multi-unit dwelling.
- b) It is proposed the new works complies with the FSR 0.5:1 ratio. The site measures at 780.40sqm. The recommended maximum floor area is 390.20sqm total. The total floor area measures at 376.42sqm.
- c) It is proposed the new additions finished floor level is 300mm below existing noted as 24.11.
- d) The existing eaves overhangs are 450mm throughout the entire existing building, unless specified otherwise.

The proposed alterations and additions to existing multi-unit dwelling has been designed with the environment in mind, minimising impact to the natural ground and its surrounds.

The design and layout generally demonstrates that the proposed development is in accordance with Canterbury Bankstown Council Development Control Plans (DCP) and Local Environmental Plans (LEP).

2.4. Visual Impact

- a) The proposed alterations and additions to existing multi-unit dwelling is located at 48 Cornelia Street Wiley Park will not impact surrounding environs.
- b) The rear façade of the proposed residential development is designed both to maintain the existing streetscape and to meet the Client's requirements and design aspirations.
- c) The site will be landscaped to create a differential between public and private space, minimising the visual impact of the building addressing the existing neighbouring dwellings.

2.5. Materials Schedule

The rear façade of the proposed residential development is designed both to maintain the existing landscape and streetscape and to meet the Client's requirements and design aspirations. Materials will be incorporated into the design for maximum aesthetics.

- a) Existing masonry façade and painted fibre cement sheeting to eaves and soffit (or similar).
- b) The proposed roofing is Colorbond aluminium roof sheeting on timber roof frame with Colorbond eaves gutters and downpipes as existing.

2.6. Lighting

Outdoor lighting is designed to maximise personal and driver safety on the site. There will be security lighting which will be directional and facing the building. It will not spill onto adjoining properties and it will not create safety issues on surrounding streets.

The lighting will comply with Australian Standard AS4282 on "*The Control of the Obtrusive Effects of Outdoor Lighting*" 1997.

3. Siteworks

There are external demolition and/or excavation proposed in the new works. The existing detached external laundry will be demolished to make way for additional parking facilities required by the new addition. The existing concrete slab driveway will remain.

4.1 Erosion and Sediment Control

In accordance with Council reports, erosion and sediment control measures to be implemented during the proposed works. Measures to be implemented on site include:

- Use of silt fences to direct stormwater and trap silt;
- Use of barrier fences; and
- Shakedown ramps.

Erosion and sediment control measures will be implemented during the proposed construction works. These measures will be in accordance with the requirements of Council.

4.2 Waste Management

Proposed measures to maximise reuse and recycling and minimise waste during the construction of the proposed development wherever possible. General waste will be removed by the Council garbage disposal and recycling service. Please see the Waste Management Plan accompanying this Report.

4.3 Site Management

A project manager will be appointed by the Client. All tradesmen selected for the construction of the proposed development will be required to comply with all State and National construction industry regulations as well as OH & S requirements.

4.4 Advertising

The location of advertising signs associated with hired workmen and equipment will comply with Council's requirements.

4. Section 79C(1) Considerations

This chapter contains the assessment of the environmental effects of the proposed development as described in the preceding sections of this report.

Under Section 79C(1) of the EP & A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments, impacts to the built and natural environment, and suitability of the site served by the development.

- a. Council as the "Consent Authority" is required to take into consideration those matters listed under Section 79C(1) of the EP & A Act, which are of relevance to the subject Development application.
- b. Briefly, the principal heading under Section 79C(1) are:
 - i. The provisions of any environmental planning instrument (EPI)

- ii. The provisions of any draft EPI
- iii. Any development control plan (DCP)
- iv. Any matters prescribed by the regulations; and
- v. The likely impacts of the proposed development.
- c. The proposed alterations and additions are to the rear of the existing property with primary access to the Site from Cornelia Street Wiley Park. The ground floor RL is dictated by the existing concrete slab.
- d. The ceiling height throughout is 2.50m clear above finished floor level, unless specified differently.
- e. The proposed roof pitch will differ from the existing as this is an 'add-on', being Colorbond aluminium sheeting.
- f. Direct access off Cornelia Street via the existing concrete driveway and path provides a safe walk from the street to the proposed new alterations and additions.

5. Conclusion

The proposed development is considered to be entirely appropriate in that:

- a) This proposal is for alterations and additions to existing multi-unit dwelling. It is generally in compliance with Council provisions and will enable all members of the property to enjoy their new home.
- b) It is adequately serviced by roads, utilities and stormwater infrastructure.
- c) The proposed development generally confirms with and supports the Council Development Control Plans.

The proposed alterations and additions to existing multi-unit dwelling incorporates sufficient car parking on and off Site and is to meet carparking design requirements per Australian Standards. The design and layout generally demonstrates that the proposed development is in accordance with Canterbury Bankstown Council Development Control Plans (DCP) and Local Environmental Plans (LEP). We feel strongly that the proposed change of use meets general requirements for development.

Accordingly, this Development Application is submitted in the belief that it is deserving of Council's favourable consideration.

6. Appendices

6.1. Survey Plan

6.2. Proposed Architectural Plans