

Dezkon

Architecture & Building

Statement of Environmental Effects

Address:

10 Shorter Ave Beverly Hills

Lot & DP/SP:

Lot 316 DP 242358

Proposal:

Seeking approval for an Existing Secondary Dwelling
& Single Dwelling.

Date:

19 June 2022

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1. Introduction

This Statement of Environmental Effects has been prepared in conjunction with a development application to seek consent for a secondary dwelling that is going to be constructed at 10 Shorter Ave Beverly Hills NSW. This application has been prepared pursuant to Section 78A of the Environmental Planning Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this document is to provide context of the subject site and its surrounding local environment, provide details of the proposed development and assess the compliance of the proposal against the State Environmental Planning Policy (Affordable Rental Housing) 2009 pursuant to the evaluation criteria prescribed under Section 79(c) of the EPA Act, 1979.

The proposed development is permissible with council's consent in land zoned R2 – Low Density Residential under the State Environmental Planning Policy (Affordable Rental Housing) 2009. The proposal is consistent with the aims and objectives of the relevant planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

2. Site Information

- The site is 861m², rectangular shaped lot with a frontage of 14.73m & Rear 13.41m.
- Side Boundaries North side 61.42m and South 67.055m
- The site has a moderate gradient profile sloping towards the rear. The site has a gradient of @ 1.5m falling from the front of the site towards the rear of the property.
- The site is located towards the first quarter of shorter street opposite school of Shorter Ave.
- Currently the site contains a split-level dwelling, with sheds at rear.

Figure 1: Aerial of Subject Site

Source: Google Maps



Figure 2: Image of Subject Site

Source: *Google Maps 2019*



3. Proposal

3.1 Overview

The proposed development application is to seek approval for a secondary dwelling at 10 Shorter Ave Beverly Hills with alfresco.

3.2 Detailed Description

The development application seeks approval for the building of a secondary dwelling. The dwelling will be constructed in accordance with the State Environmental Planning Policy (State Environmental Planning Policy (Exempt and Complying Development Codes) 2008) 2009 and the compliance table demonstrates its compliance with the planning requirements. The Main dwelling will be constructed of a concrete slab with timber framed Internal walls and roof. The walls are cladded with colorbond and the roof is sheeted with colorbond.

4. Statutory Framework

4.1

4.2 Chapter C6 Secondary Dwelling Canterbury Council

Development Standard	Requirement
Land Zoning	R2 – Low Density Residential
Acid Sulphate Soils	N/A
Floor Space Ratio	N/A
Height of Building	4.5m Complies
Land Reservation Acquisition	N/A
Minimum Lot Size	450.00m2 Complies
Heritage	N/A
Flooding	N/A

Area of Existing dwelling is 268m2 Secondary Dwelling is 60m2 total 324m2 therefore $324m2/861=0.37:1$ Complies.

C6.1 Minimum Frontage Minimum frontage controls in this DCP supplement the LEP provisions

1. to ensure only sites with suitable dimensions capable of providing adequate residential amenity are developed. Objectives

2. To ensure that land to be developed is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
3. To ensure there is adequate area for vehicle access and parking. To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.

Control C1 Where a development application to Council is made for a secondary dwelling, the minimum frontage required for secondary dwellings will be considered on merit taking into consideration compliance with Canterbury City Council's Secondary Dwelling (Granny Flat) Policy (adopted on 15 October 2009 by CDC Minute 295).

C2 All development applications for secondary dwellings will be assessed against schedule 1 of the ARH SEPP 2009.

4.3 Section 79C Considerations

S.79C(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The development proposal is pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009. The assessment shows that the proposed development is consistent and compliant with the objectives, performance criteria and the controls of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

S.79C(1)(b) Impact on The Environment Context and Setting

The Development complies with setbacks and is compatible with the design of the site and the surrounding developments.

Access, Transport and Traffic

The proposed development will not result in any adverse impact on traffic and transport in the immediate vicinity. The proposal provides parking in the existing driveway and is accessed from the front of the property.

Utilities

Existing utility services will adequately service the development.

Flora and Fauna

The proposal does not include the removal of flora or fauna that are significant.

Waste Collection

Normal domestic waste collection applies to this development.

Natural Hazards

The site is not affected by any known hazards.

Economic Impact in the Locality

The proposed development will provide temporary employment through the construction of the development and therefore benefit the surrounding businesses.

Site Design and Internal Design

The scale of the development is appropriate having regard to the context of the site, the objectives of the relevant planning provisions and will be compatible with the scale of the development in the local area.

Construction

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

S.79C(1)(C) The Suitability of the Site for the Develop

The subject site does not have any constraints that would affect the proposals suitability of the site.

S.79C(1)(d) Any Submissions Received in Accordance with This Act or The Regulations

Submissions that will be received by council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

S.79C(1)(e) The public Interest

The proposed development is considered to be compatible with the surrounding development and is consistent with the objectives of the relevant planning controls. Therefore, approval of the proposal is considered to be within the public interest, subject to the recommendations listed below.

5. Conclusion

The proposed development application seeks consent for the proposed secondary dwelling that will be constructed with consent at 10 Shorter Ave Beverly Hills NSW.

The proposal has been measured against the State Environmental Planning Policy (Affordable Rental Housing) 2009. The proposal meets the site requirements for the development.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. The proposed development

implements a building design that may be suitable in character and scale within its surrounding context.

In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to council to grant consent to the proposed plans, subject to appropriate conditions listed above.