



## STATEMENT OF ENVIRONMENTAL EFFECTS

For Mr R Andrade & Mrs M Egan

At 57a Kitchener Avenue, Earlwood

Covering First Floor Additions

and/or Alterations to an Existing Residence



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## 1. Site Details

|                                |  |
|--------------------------------|--|
| Address:                       | 57A Kitchener Avenue Earlwood NSW 2206   |
| Lot and Deposited Plan Number: | Lot: 632 in DP: 1201040  |
| Local Government Area:         | Canterbury-Bankstown   |
| Parish and County:             | Parish of St George in County of Cumberland  |
| Zone:                          | R2 – Low Density Residential   |
| Site Area:                     | 327.90 m <sup>2</sup>  |
| Existing Residence:            | The existing residence is a single storey brick single occupancy dwelling with a tiled roof. The site also contains a rear deck, a cubby house and shed. |



**Aerial Photo of the Subject Property & Adjoining properties**

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## 2. Scope of Works

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The proposal consists of:

- Construction of Upper floor addition
- Alterations/Renovations to Existing Residence including rear extension

The proposed new first floor addition will contain additional sleeping quarters for the residence built wholly within the existing building footprint. It comprises of two (2) bedrooms, a private living room and a bathroom with a lobby area which incorporates a linen and the new staircase. The first floor addition will also contain a rear Juliet balcony.

This first-floor addition for the greater part is to be of lightweight timber framed construction with 133mm Hardies Axon “Grained” vertical cladding over polystyrene core wall insulation. With the remainder, being the party wall built in lightweight CSR 5623 external wall system. The roof of the addition will be a flat roof structure with pre-finished Zincalume roof sheeting.

The proposal includes internal alterations and renovations to the rear section of the existing ground floor. This is achieved by firstly removing the internal walls enclosing the current kitchen, dining, laundry, WC, bath and nook along with the rear external wall and rear deck to allow for a new laundry and shower and for an upgraded kitchen and dining with an open plan rear facing living area completed with a rear extension for additional living space constructed in Brick veneer to match the existing finishes with a complimentary, articulated and matching hipped roof structure, covered with terra cotta roof tiles to further blend and harmonize the works.

Whilst externally the proposal includes the build-up of the external rear and side walls to allow for the proposed upper floor addition and new windows to accommodate the proposed layout.

Lastly the scope of works includes the removal of the existing deck and pergola all as shown in the submitted drawings which completes the scope of works.





**Front view of Subject Property at 57A Kitchener Avenue**



**Rear view of Subject Property at 57A Kitchener Avenue**



### 3. Site Suitability

Canterbury-Bankstown Council displays a wide variety of urban characters reflecting the following.

- Differences in topography, street pattern and landscape
- Different types and quantities of vegetation
- Successive stages of development
- Changes in architectural style and building materials over time and
- Differences in building size and form achieved under a range of planning controls

The proposal reflects the above character, is site responsive, and is consistent with needs for additional upgraded accommodation as acknowledged by other re-developments upon the surrounding properties. A sensitive response to the elements such as the character of the host structure, the prevailing mixed and varied character of the neighbourhood, the streetscape, site constraints, etc. all have been considered in the design process.



**View of opposite two-storey residences**

**50 & 52 Kitchener Avenue**



**Neighbouring two storey dwelling or supporting first floor additions**

**54 & 58 Kitchener Avenue**



**Neighbouring two storey dwelling**

**44 Kitchener Avenue**



#### 4. Development Standards & Guideline Compliance

| SOEE ITEM               | NAVIGATION  | CONTROL  | COMPLIES                         |  |
|-------------------------|---|--|----------------------------------|--|
| Zoning                  | CLEP 2012 Map:<br>LZN_007   | R2 - Low Density Residential   | Yes                              | The proposal being ancillary to an existing dwelling house is permissible  |
| Minimum Lot Size:       | CLEP 2012 Map:<br>LSZ_007   | 460 m <sup>2</sup>   | Yes                              | 327.90 m <sup>2</sup>  |
|                         | Notes: As the development is not a subdivision or for the erection of a dual occupancy, the minimum lot size control is not applicable. This lot size however is somewhat typical of the immediate area and there will be no change required to the allotment size as a result of the development |  |                                  |  |
| Floor Space Ratio (FSR) | CLEP 2012 Map:<br>FSR_007   | <p>4.4 Floor space ratio (2A) Despite subclause (2), the maximum floor space ratio for a building that is a dwelling house or a semi-detached dwelling is as follows—</p> <p>(b) 0.55:1—if the site area is at least 200 square metres, but less than 600 square metres,</p> | Yes                              | <p>Site Area 327.90m<sup>2</sup><br/>Ground Floor: 99.67m<sup>2</sup><br/>First Floor: 54.51 m<sup>2</sup></p> <p>Proposed GFA: 154.18m<sup>2</sup><br/>Proposed FSR: 0.47:1</p>                                 |
| Landscaping             | CDCP 2012 - Part<br>C1 - C1.2.4-C1,<br>C1.2.4-C2  | <p>C1</p> <p>Site Area Minimum<br/>deep soil area %<br/>Up to 449m<sup>2</sup> 15%</p> <p>C2<br/>Deep soil areas must have a minimum dimension of 2.5m.</p>  | Yes                              | <p>Site Area 327.90m<sup>2</sup><br/>Front deep soil area: 13.20m<sup>2</sup><br/>rear deep soil area: 77.74 m<sup>2</sup></p> <p>Total deed soil area : 90.95m<sup>2</sup><br/>Deep soil percentage : 27.7%</p> |
| Site Coverage           | CDCP 2012 - Part<br>C1 - C1.2.2-C1  | <p>Table C1.1<br/>Site Area up to 449m<sup>2</sup><br/>Maximum Area of building footprint: 300m<sup>2</sup></p> <p>Max. Floor Area of all outbuildings 30 m<sup>2</sup></p> <p>Maximum Site Coverage of all Structures: 60%</p>  | <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>Site area 327.90 m<sup>2</sup></p> <p>Proposed building footprint: 119.96m<sup>2</sup></p> <p>Existing outbuildings: 20.92</p> <p>Total built area: 140.88m<sup>2</sup><br/>site coverage: 43%</p>            |

|  |  |   |     |  |
|--|--|---|-----|--|
| Height   | CLEP 2012 Map: HOB_006 & CDCP 2012 - Part C1.3.2 | Maximum building height: 8.5m<br>C1 - Development for the purposes of dwelling houses must not exceed the following numerical requirements:<br>a- A maximum two storey built form.  | Yes | the proposed addition sits well below the 8.5m building height control and does not exceed two storeys   |
| External Wall Height   | CDCP 2012 - Part C1.3.2                          | C1 - Development for the purposes of dwelling houses must not exceed the following numerical requirements:<br>b- A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m  | Yes | the proposed addition wall height is maintained below 7m as shown on the provided drawings   |
| Shadowing  | CDCP 2012 - Part C1.5.1                          | C1, C2 - receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to primary living area (where site orientation permits) and at least 50% of the open space surface area.<br>C4 - Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space | Yes | Attached shadow diagrams based on information contained in Bulletin No. 8 "Sunshine & Shade in Australia" produced by the Commonwealth Experimental Building Station. Diagrams submitted are for the winter solstice and Equinox for the times 0800, 1200 & 1600 hours being the most solar disadvantaged times. |
| <p>Notes: The medium to narrow lot pattern in Kitchener Avenue, of existing and re development has provided an environment that tolerates high levels of over shadowing and other associated issues. It is evident from the diagrams submitted that the additional shadowing resulting from the proposal will be more than reasonable given the favourable predominant North-South orientation of the site.</p> <p>the diagrams provided show by 12pm the overshadowing is primarily to the front street leaving the adjoining property at N.59 capable of receiving the required sunlight access between 12 and 4pm and the properties at N.57 and 55A will not be impacted by the subject property between 8am and 1 pm which would provide them more than the required sun light access in the morning. Due to the existing orientation, the proposed addition will have no impact on the sunlight access to the rear private open spaces of the subject properties nor all of its adjoining properties.</p> <p>Notwithstanding, the presence of other neighbouring two storey dwellings would further diminish any perceived shadowing impacts from the proposal.</p> <p>The design, siting and orientation of the addition ensure that the development is capable of receiving sufficient solar access.</p> |  |   |     |  |



|  |                         |  |     |   |
|--|-------------------------|--|-----|---|
| Safety and Security  | CDCP 2012 - Part B7.1   | <p>O1 - To reduce the potential for crime through creating safer urban environments.</p> <p>O2 - To contribute to the safety and liveliness of the street by allowing for natural overlooking of the street.</p> <p>O3 - To raise community awareness and promote design as a genuine crime prevention strategy and identify the community's role in the crime prevention process.</p>   | Yes | The proposal will not hinder the existing ability to allow for casual surveillance of the dwelling from the street and of the street from the dwelling  |
| Visual Privacy   | CDCP 2012 - Part C1.5.2 | <p>C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>C2 Minimise direct overlooking of rooms and private open space through the following:</p> <p>(a) Provide adequate building separation, and rear and side setbacks; and</p> <p>(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.</p> | Yes | Visual privacy was a prime consideration in the design brief for both that of adjoining properties and the client's own amenity.  |
| <p>Notes: The proposal containing only additional low usage bedroom and private living area that will not cause an unreasonable privacy amenity loss to habitable rooms or principal private open spaces of other dwellings. Whilst the primary outlooks from the proposed windows are orientated mainly towards the front and rear of the site, side-facing windows are an unavoidable necessary component to an upper floor addition of the likes. However, the impacts of these side-facing windows will be minimal, being located within private area and a wet area and are modest in dimension would reduce their outlook potential. Even though the proposal includes a rear facing Juliet and should not cause concerns for privacy. Notwithstanding the presence of neighbouring two storey dwellings, further diminishes the perceived impacts of privacy loss thereby maintaining the status quo.</p> |                         |  |     |   |
| Acoustic Privacy   | CDCP 2012 - Part C1.5.3 | O1 To ensure reasonable levels of acoustic privacy is available for residents, externally and internally, during the day and at night.   | Yes | Acoustic privacy was a prime consideration in the design brief for both that of adjoining properties and the client's own amenity.  |
| Car Parking  | CDCP 2012 - Part B1.3   | Off Street Parking Requirement: 2 car spaces per 3 or more bedroom dwelling  | No  | At present, there is provision for the parking of only one (1) vehicle on site, by means of a hardstand located in front of the building alignment which is directly accessed via the fully paved footpath crossing from the Kitchener Avenue. Due to the existing site restrictions, and the nature of the development, a second car space is neither required nor possible. |

|   |                         |  |     |   |
|---|-------------------------|--|-----|---|
| Acid Sulphate Soil  | CLEP 2012 Map: ASS_007  | Not identified   | NA  | Not applicable  |
| Flood Planning  | CLEP 2012 Map:FLD_007   | Not identified   | NA  | Not applicable  |
| Heritage  | CLEP 2012 Map: HER_007  | Not identified   | NA  | Not applicable  |
| BASIX   | BASIX SEPP 2004         | Refer to attached BASIX Certificate A460175  | Yes | BASIX commitments shown on the drawings   |
| Front Setback   | CDCP 2012 - Part C1.3.3 | C1 - Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.<br>Table C1.3: Dwelling Houses with frontage of 12.5m or less <ul style="list-style-type: none"> <li>• Minimum setback of 5.5m from the front boundary.</li> <li>• Maximum 2m recess for the main entrance from the front building line.</li> <li>• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</li> </ul> | Yes | Existing Ground Floor setback: 5.74m<br>Proposed Addition: 14.640m<br><br>The proposed addition is located towards the rear of the existing building footprint having negligible impact on the streetscape. |
| Side Setback  | CDCP 2012 - Part C1.3.3 | Table C1.3: Dwelling Houses with frontage of 12.5m or less. <ul style="list-style-type: none"> <li>• Minimum setback of 900mm from side boundaries.</li> <li>• Alterations and additions may be in line with the existing ground level walls.</li> </ul>   | Yes | western side setback<br>Existing and proposed ground floor minimum side setback: 2.060 m<br><br>Proposed First floor setback: 2.205m  |
| Notes: See following Site Setback Explanation   |                         |  |     |   |
| Rear Set Back   | CDCP 2012 - Part C1.3.3 | Table C1.3: Dwelling Houses with frontage of 12.5m or less <ul style="list-style-type: none"> <li>• Minimum setback of 6m from the rear boundary</li> </ul>  | Yes | Proposed Ground floor setback: 16.155m<br>Proposed first floor setback: 17.950m   |
| Stormwater and OSD requirements   | CDCP 2012 - Part B5.5.1 | Provide on-site detention (OSD): Where the proposed impervious area is greater than or equal to 70% of the total site area. OSD is not required when the proposed impervious area is less than 70% of the site.  | NA  | The impervious area on site does not exceed 65% of the total site area therefore an OSD system will not be required.  |
| Notes: The proposed addition, within the existing footprint, will discharge unto the existing roof, serviced by an existing roof disposal system of gutters, downpipes and an existing stormwater drainage line which will discharge into the front existing street gutter stormwater system. The rear ground floor extension will have a new downpipe connected to the existing stormwater line and system. There is no requirement or need to amplify or modify this existing stormwater disposal system. |                         |  |     |   |

## 5. Conclusion

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This development application seeks to undertake alterations including an upper floor addition to an existing single storey dwelling house all as described on the submitted plans. The proposal maintains the key elements of the streetscape and will not unduly compromise the level of amenity presently enjoyed by adjacent sites.

The proposal has no social or economic impact on the locality. It enhances and blends with the streetscape as a whole whilst meeting the functional and lifestyle needs of the client. The proposal is consistent with Councils aims, objectives and limited controls for residential development in the R2 Low Density Residential zone. It is permissible under Canterbury LEP and represents a suitable, modest development of the site.

Within the immediate area of the proposal, it was found that the surrounding homes are of a similar or greater bulk and scale to that of the subject property. These matters have been analysed within this report, which demonstrate that the complete dwelling would have only neutral or positive outcomes.

When assessed under section 79C of the Environmental Planning and Assessment Act, the proposal was found to be compliant in all areas and is considered satisfactory, causing no adverse planning, environmental, social or economic consequences.

In light of the merits of the proposal and the absence of any adverse social or Environmental impacts, the application is worthy of Councils support and therefore approval.

Kind Regards,

**Cape Cod Australia Pty Ltd.**