

09th September, 2022.

Canterbury – Bankstown Council
137 Beamish Street,
Campsie NSW 2194

STATEMENT OF ENVIRONMENTAL EFFECTS

Ref: Proposed New Single Storey Alterations & Additions to Existing Dwelling and New Single Car Garage to Rear side of Property.
Address: 54 Second Street, Ashbury.
Lot 42, DP 8054
Owners: Mr Leo Fletcher

Front Façade/ Streetscape:-

- There are no proposed changes to the front elevation of the dwelling.
- The new additions are at the rear & are of single storey & therefore visibility from the street is minimised & minimal impact to streetscape is envisaged.

The proposed internal alterations and rear additions design involve the following:-

- The proposed rear addition is in the style to compliment the existing house with face brickwork and new timber framed windows to match existing.
- The later rear fibro addition with lean-to skillion roof addition containing laundry, kitchen and WC will be demolished.
- The layout of the main house remains unchanged. Currently the laundry and small insufficient kitchen is in the rear later fibro addition of the house & the new location & layout provide for much improved amenity.
- The proposed new open plan kitchen / Dining / Family area to the rear of the existing house will vastly improve amenity and provide for indoor & outdoor relationship with the principal rear and side courtyard and garden.
- The layout will provide for much needed and improved amenity and contemporary living and provide for desired indoor and outdoor relationship between internal living areas and the new Patio, private rear courtyard & garden.
- The improved rear living area will have direct relationship with the private rear & side courtyards & allow access to winter sun & natural light.
- Reorganisation of the space at rear of the existing house provides for more effective and functional living areas and effective use of space.
- The proposed design & layout of the new rear family area addition is designed to provide for visual and aural privacy from adjoining properties.

Cont...

- The new rear Patio is setback from the east side boundary by 4.4m approximately & is setback from the west side boundary by 4.9m approximately and further screened by the new garage between the new Patio and west side boundary. The new deck of the Patio is no more than 500mm in height from natural ground level and will feature a timber slatted visual screen on the east side thereby eliminating any potential of overlooking of the adjoining dwellings.
- The new rear addition is of single storey to minimise height & bulk and to have minimal impact on the neighbouring property in terms of any new overshadowing and which has been minimised by the sensitive, appropriate & contextual design of the proposal.

The proposed external rear additions are as follows:-

- The new gable pitched roof form over the new living area will be timber frame construction clad in roof tiles to compliment the existing house.
- The folding doors and windows will be timber framed to compliment the existing.
- The new rear covered Patio will be timber framed skillion roof clad with colorbond roofing & will feature exposed timber frame in painted finish.
- Glazed folding doors and glazed sidelights are provided to maximise natural light, cross ventilation and to provide excellent indoor/ outdoor relationships with the new Patio and visibility through to the side and rear courtyards and gardens.
- The rear of the house faces south and does not have access to natural light solar gain from the north. The new proposal features clerestory glazed windows to the south and north gable ends of the new living areas of the Family and Dining areas and also captures natural light and solar gain from the east facing glazed gable end to take advantage and maximize the desired north midday and east morning natural light and solar access so desirable particularly over winter period.
- Eaves overhangs are proposed to provide for better protection against sun & to avoid contemporary style shading devices.

CALCULATIONS

Total Site Area:- 600.7 sq.m Approx
(15.24m x 39.625m)

Existing GFA:-

Total Existing GFA: 98.13 m².

Total Existing FSR: $\frac{98.13}{600.7} = 0.16:1$ approx.

Proposed New GFA:-

Total New GFA: 211.9 m²

Total Existing FSR: $\frac{211.9}{600.7} = 0.35:1$ approx.

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Existing Site Coverage :-

House & front porch 127.8m² + Carport 16.5m² + Garage 35.6m² = 179.9m²

Therefore: $\frac{179.9}{600.7} = 29.9\%$ approx.

Proposed New Site Coverage :-

House & front porch 235.3m² + Rear Patio incl steps 27.7 m² + Carport 16.5m² + Tandem Garage 38m² + Side Deck 9m² = 326.48m²

Therefore: $\frac{326.48}{600.7} = 54.3\%$ approx.

Council's Maximum Site Coverage of Outbuildings is 60m². Proposed Tandem Garage is 38m² and carport is 16.5m² = 54.5m² and therefore under Council's maximum 60m².

Council's Maximum Area of Building Footprint for sites 600m² to 899m² is 380m². The proposal seeks Council's approval of 326.48m² (ie Tandem Garage and carport of 54.5m² and House/ Other as described above 271.98 m²) and is therefore under Council's maximum of 380m². The Maximum Site Coverage of all structures on a site is 40% and the proposal seeks Council's consideration of 54.3 % approx.

Deep Soil

Therefore:

- 600.7m² site area – 326.48m² site coverage = 274.22m² of open space/ non site cover.
- 274.22m² non site cover – 124m² of hard paving = 150.22m² of deep soil achieved.

Council's min. Soft Soil for 600 – 899 m² sites is 25%.

Therefore 25% of 600.7 m² = 150.175 m². The proposal complies and achieves an area of 150.22 m².

Council's max. Site Cover for 600 – 899 m² sites is 40%.

Council's min. Soft Soil for 600 – 899 m² sites is 25%.

Therefore 25% of 650.3 m² = 162.6 m². The proposal maintains an area much greater than 25% or min 162.6 m².

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Council's Requirements:-

Table C1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage for Sites 600m² to 899m²:-

- max area of building footprint 380m²
- max area of all outbuildings 60m²
- max site coverage of all structures 40%

Table C1.2: Minimum Deep Soil Area for Sites 600m² to 899m²:-

- Minimum Deep Soil Area is 25%.

Open Space

- Ample open space is provided to the rear of the property dwelling and to the side of the property.
- An area of 9.5 m x 11.6 m approximately (including covered Patio) between rear boundary & rear of new addition of over 110 m² alone is provided. Refer site plan.
- Further area is provided to the side of the house. An area of 4.8 m x 7.2 m approximately (including deck landing and stair) approximately over 34.6 m². Refer site plan.

Overlooking / Privacy (C1.5.2 Visual Privacy Objectives)

Council Objective:

Additions are to be located and orientated to maximise visual privacy between buildings, on and adjacent to the site.

- Objective achieved.

Council Controls:

C2 Direct overlooking of rooms and private open space is minimised through the following:

- (a) Provide adequate building separation, and rear and side setbacks; and*
- (b) Orient windows and private open space towards the rear of the lot to avoid direct overlooking between neighbouring residential properties.*

- The proposed design, layout and location of the new addition and the new living areas is located and orientated to maximise visual privacy between buildings, on and adjacent to the site and to provide for visual and aural privacy from neighbouring properties.
- Adequate building separation, and rear and side setbacks. Windows and private open space is orientated towards the rear of the lot to avoid direct overlooking between neighbouring residential properties.
- The new rear Patio is setback from the east side boundary by 4.4m approximately & is setback from the west side boundary by 4.9m approximately and further screened by the new garage between the new Patio and west side boundary.
- The new deck of the Patio is no more than 500mm in height from natural ground level and will feature a timber slatted visual screen on the east side thereby eliminating any potential of overlooking of the adjoining dwellings.

Heritage Impact Statement

This property is not affected by any heritage listing however it is in a Conservation Area.

The proposed alterations and additions are directed at enhancing the accommodation of the house and providing some of the features of modern day domestic accommodation like many similar alteration projects which are much admired and enjoyed in today's urban/suburban lifestyles – mostly casual living areas located conveniently to the kitchen and garden access.

The addition of a further rear form has appropriate & sensitive articulation of the new with old & the old is legible and the design of the new additions entails less impact and less concealment of the original form and fabric.

Key issues in retention of the original dwelling :-

- Is the keeping of as much as possible of the significant form of the existing dwelling.
- Proposed changes allow the original dwelling and it's façades to be interpreted and understood.
- Retention of the main walls of the original dwelling.
- Retention of the existing original windows.
- Important characteristics and details of the house are retained, maintaining it's heritage values.

The new alterations & additions are designed so that it's former condition may be readily interpreted and informed by traditional examples so that the character of this element and the building as an example of a Californian Bungalow, is not irreversibly compromised.

The objective of the proposal as reflected in design & form of the proposed additions, is to keep as much of the existing significant form of the original dwelling as possible. These desired outcomes are achieved without loss of any significant fabric and without the impact upon key characteristics of the house.

The objective of the proposal as reflected in the submitted plans and DA documents, maintains the existing significant form of the original dwelling so that it's former condition can be readily interpreted and understood so that it's character and presentation to the street is not compromised.

Cut and fill – Development Without Basement Parking

C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.

Not Applicable.

C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.

Not Applicable. Excavation for strip footings proposed only.

C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.

Not Applicable. Minor excavation of approx. 100mm in areas and excavation for strip footings proposed only.

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C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.

Not Applicable. Cut and fill, or a retaining wall, will not be deeper or higher than 1m.

Topography & Excavation

No new excavation is proposed other than for strip footings to new dwelling additions and garage therefore less than Council's maximum depth of excavation.

Height (C1.3.2 Height)

Controls Height

Development for the purposes of dwelling houses must not exceed the following numerical requirements:

- *A maximum two storey built form.*

The new rear additions to the existing dwelling is of single storey.

- *A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.*

The proposal does not exceed a maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

- *A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.*
- *Finished ground floor level is not to exceed 1m above the natural ground level.*
Note: Skillion and flat roof forms will be considered on merit

Finished ground floor level does not exceed 1m above the natural ground level.

Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater

Side Setbacks

- *Minimum setback of minimum setback of 1m from side boundaries.*

Minimum setbacks of 1m from side boundaries. 1 m setback is provided to the east boundary and approximately 4.8m to the west boundary.

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Rear Setbacks

- *Minimum setback of 6m from the rear boundary.*

9.5 m setback is provided from the rear boundary to the back of the new addition & 6 m setback is provided from the rear boundary to the back of the new covered Patio deck roof.

Outbuildings / Garages

Table C1.5: Outbuildings (including alterations and additions)

Side Setbacks

- *External wall height over 2.7m a minimum setback of 450mm from the side boundary.*
- *External wall height not exceeding 2.7m may encroach into the minimum setback area.*

Setback Controls

Proposed Garage external wall height over 2.7m, a minimum setback of 450mm from the side boundary is provided.

Exceptions and Other Requirements

- C7 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.*

C1.4 Building Design

C1.4.1 General Design Objectives

- O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape. **Achieved***
- O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation. **Achieved***
- O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context. **Achieved***
- O4 To facilitate positive interaction between the private and public domain. **Achieved***
- O5 To maximise passive surveillance to promote safety and security. **Achieved***
- O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form. **Achieved***
- O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance. **Achieved***
- O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms. **Achieved***

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Controls

Contemporary Built Form

- C1 *Contemporary architectural designs may be acceptable if:*
- (a) *A heritage listing does not apply to the existing dwelling or to its immediate neighbours.*
 - (b) *The proposed addition is not visually prominent from the street or from a public space.*
 - (c) *Extensive remodelling of existing facades is proposed in accordance with controls of this DCP. **Not Applicable***
- C2 *New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design. **Achieved***
- C3 *Access to upper storeys must not be via external stairs. **Not Applicable***
- C4 *All dwellings must contain one kitchen and laundry facility. **Achieved***
- C5 *Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). **Achieved***
- C6 *Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space. **Appropriate Pitched Roof Form Proposed therefore achieved.***

Building Entries

- C7 *Entries to residential buildings must be clearly identifiable. **Not Applicable, rear addition proposed.***
- C8 *The front door to a dwelling house may face a side boundary. **Not Applicable, rear addition proposed.***

Internal Dwelling Layout

- C11 *Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. **Achieved***
- C12 *The primary living area and principal bedroom must have a minimum dimension of 3.5m. **Achieved***
- C13 *Secondary bedrooms must have a minimum dimension of 3m. **Achieved***
- C14 *Provide general storage in addition to bedroom wardrobes and kitchen cupboards. **Achieved***

C1.4.2 Roof Design and Features Objectives

- O1 *To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality. **Achieved***
- O2 *To promote roof design that assists in regulating climate within the building. **Achieved***
- O3 *To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces. **Achieved***

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Controls

- C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. **Achieved***
- C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets. **Achieved***
- C3 Roof pitches are to be compatible and sympathetic to nearby buildings. **Achieved***
- C4 Parapet roofs that increase the height of exterior walls are to be minimised. **Not Applicable, Parapet roofs not used.***
- C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building. **Achieved.***
- C6 Mansard roofs (or similar) are not permitted. **Not Applicable, Mansard roofs not used.***
- C7 Pitched roofs should not exceed a pitch of 30 degrees. **Achieved.***
- C8 Relate roof design to the desired built form and context. **Achieved.***
- C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity. . **Not Applicable, greater pitches not proposed.***

C1.5 Amenity

C1.5.1 Solar Access and Overshadowing

Objectives

- O1 To ensure habitable rooms have reasonable daylight access. **Achieved.***
- O2 To minimise overshadowing of primary living areas , private open space and solar roof top systems. **Achieved.***
- O3 To enable occupants to adjust the quantity of daylight to suit their needs. **Achieved.***

Controls

Solar Access to Proposed Development

- C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. **Achieved.***
- C2 Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area. **Achieved.***
- C3 Dwellings must comply with the following:*
 - (a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. **Achieved.***
 - (b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June. **Achieved.***
 - (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. Solar Access to Neighbouring Development. **Achieved.***

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- 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. **Achieved.***
- C5 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property. **Achieved.***
- C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:*
(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.
(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.
Not Applicable.
- C7 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June. **Achieved.***

Solar Access to Neighbouring Properties

- The new rear additions are of single storey and good separation is provided. The new addition to the east boundary is setback the required 1m from boundary. The new addition to the west boundary is setback by 4.75m.
- There is good separation between dwellings, a distance of approximately 5 m separates the new rear addition from the neighbouring house No. 50-52 Second Street to the east side and a distance of approximately 5.5 m separates the new rear addition from the neighbouring house No. 56 Second Street to the west side therefore access to sunlight is maintained and there is no impact of overshadowing envisaged.

Proposal Design To Minimize Over shadowing and as follows :-

- *9am shadows 22nd of June:* The new rear addition is of single storey and a distance of approximately 5 m separates the new rear addition from the neighbouring house No. 50-52 Second Street to the east side. The new rear additions have therefore a minimal effect of any additional overshadowing.
- *12pm shadows 22nd of June:* The rear of the proposal No. 54 faces south and consequently the rear of neighbouring dwellings No.s 50-52 & 56 Second Street also face south and therefore the rear of their properties is overshadowed by the rear of their own dwellings. A distance of approximately 5 m separates the new rear addition from the neighbouring house No. 50-52 Second Street and midday shadows are cast to the back of the new rear addition and therefore minimal effect of any additional overshadowing is envisaged to neighbouring property No. 50-52 Second Street. Access to sunlight has been maintained.

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- *3pm shadows 22nd of June:* The new rear dwelling addition is of single storey and a distance of approximately 5.5 m separates the new rear addition from the neighbouring house No. 56 Second Street to the west side. The new rear additions have therefore a minimal effect of any additional overshadowing. The new garage is located at the rear south boundary and adjacent to the west boundary and adjacent to the very rear of the open space of neighbouring dwelling No. 56 Second Street. The proposed garage is of single storey with a pitched roof and a wall height of no more than 2.4m and therefore minimal effect of overshadowing is envisaged.

Therefore submission of shadow diagrams given outline above is not necessary.

Stormwater

Refer to stormwater concept plan provided.

The design interms of energy efficiency & water conservation is as follows:-

- New living areas at rear are orientated towards to maximise access to solar energy & natural light.
- Glazed folding doors and appropriately located windows enhance excellent indoor/ outdoor relationships with the courtyards and gardens.
- North, south and east facing glazed gable end clerestories will maximise natural light and solar access.
- Natural ventilation is achieved by providing large operable folding doors and operable clerestory windows over the new rear living areas to enhance cross ventilation and via the stack effect from clerestory windows;
- The proposed rear addition provides for reasonable access to sunlight and daylight to neighbouring properties.

Basix Certificate has been submitted as part of the DA application.

C1.5.2 Visual Privacy

Objectives

- O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.*
Achieved.
- O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.*
Achieved.
- O3 To promote passive surveillance of public and semi-public areas.*
Achieved.

Cont...

Controls

- C1 *Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. **Achieved.***
- C2 *Minimise direct overlooking of rooms and private open space through the following:
(a) Provide adequate building separation, and rear and side setbacks; **Achieved.**
and
(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. **Achieved.***
- C3 *If living room windows or private open spaces would directly overlook a neighbouring dwelling:
a) Provide effective screening with louvres, shutters, blinds or pergolas; **Not Applicable, directly overlook a neighbouring dwelling not envisaged in design of proposal.**
and/or
(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level. **Not Applicable, directly overlook a neighbouring dwelling not envisaged in design of proposal.***
- C4 *Screening of bedroom windows is optional and dimensions are not restricted. **Not Applicable***
- C1.5.3 *Acoustic Privacy Objectives*
- O1 *To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.; **Achieved.***
- O2 *To minimise the effect of excessive ambient noise through siting and architectural design and detailing. **Achieved.***
- O3 *To minimise the impact of rail and road noise and vibration for dwelling occupants. **Not Applicable***
- O4 *To protect new and existing dwellings from intrusive noise. **Achieved / Not Applicable.***

Controls

- C1 *Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas. **Achieved.***
- C2 *Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. **Not Applicable.***
- C3 *Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. **Not Applicable.***
- C4 *Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning. **Not Applicable.***

Cont...

C1.6.2 Outbuildings

Objectives

- O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone. **Achieved.***

Controls Outbuildings

- C1 Development for the purposes of outbuildings must not exceed the following numerical requirements:*
- (a) A maximum height of building of 4.8m for any outbuilding. **Achieved.***
 - (b) A maximum external wall height of 3.5m for any outbuilding. **Achieved.***

The proposed garage is to replace the existing garage and is detached from the existing dwelling.

The proposed additions is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.

The proposal for the purposes of outbuildings does not exceed the following numerical requirements:

- A maximum height of building of 4.8m for any outbuilding.
- A maximum external wall height of 3.5m for any outbuilding

Car Parking and Access

- The existing carport accessed via Second Street will be replaced and parking therefore maintained for one carspace.
- A new garage is proposed to replace the existing garage accessed via rear lane and therefore additional 2 carspaces will be provided.

Flood Prone Land Map

The property is not affected by flooding, having viewed the Flood Prone Map.

Acid Sulfate Soils Map

The property is not affected by Acid Sulfate Soils.

Materials And Finishes

Schedule of External Finishes:-

- Face brickwork to compliment the existing dwelling.
- Powdercoat Aluminium framed windows and doors to compliment timber box like frames of existing dwelling.
- Timber framed windows and doors to compliment existing dwelling.
- Timber framed rear Patio with paint finish to posts and exposed beams.
- Colorbond finish quad gutters and downpipes - colour to match existing.
- Timber barge and fascia boards in paint finish - colour to match existing.
- Roof tiles to match existing roofing.

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The proposal will not impact upon:-

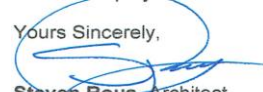
- The natural light.
- Site drainage. Roof water from the new rear addition will be connected to new & existing stormwater lines.
- or cause any additional soil erosion.
- views of neighbouring properties.
- Cause additional overshadowing of neighbouring properties.

The proposal is for residential use only and therefore will not:-

- Affect views of neighbouring properties.
- Affect local air quality or water quality.
- Produce any waste products, odours or noise.
- Cause any increased demands on resources, natural or otherwise.
- Cause any pollution of the environment.

Given the measures taken to soften any impact on the neighbouring properties with an alterations and additions design that relates to the site and its surroundings in a sensitive manner and is consistent with the DCP and its objectives, uses energy efficient passive design practices to take advantage of solar energy to achieve energy savings, it can be anticipated that there will be no adverse environmental effects.

Yours Sincerely,

Yours Sincerely,

Steven Rous, Architect.
Registered Architect No. 7087

Steven Rous
Registered Architect (Reg. No. 7087)