



**3 AYR STREET  
ASHBURY**



**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS  
TO A DWELLING AND A SWIMMING POOL**

Report prepared for  
**Peter Giurissevich**  
November 2022

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## **1. Introduction**

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling and a new swimming pool at 3 Ayr Street Ashbury. The proposed development is for alterations to the dwelling, including a rear addition, to create a 4 bedroom dwelling on the site.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of the Canterbury Local Environmental Plan 2012, the Canterbury Development Control Plan 2012 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- ◆ Site visit,
  - ◆ Survey Plan prepared by Kevin Brown Surveys,
  - ◆ Architectural drawings prepared by JKM Architects,
  - ◆ BASIX Certificate prepared by JKM Architects,
  - ◆ Stormwater plan prepared by JCO Consultants Pty Ltd,
  - ◆ Heritage Impact Statement prepared by Perumal Murphy Alessi Heritage Consultants,
  - ◆ Landscape Plan prepared by Formed Gardens,
  - ◆ Waste Management Plan.
- 1.4 The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1 The subject site is located on the north-west side of Ayr Street, approx. 30 metres south-west of its intersection with Lasswade Street. It has rear lane access and is legally described as Lot 47 DP 11641.
- 2.2 It is a generally rectangular shaped lot with boundaries of 13.41 metres (south-east front boundary), 13.41 metres (north-west rear lane boundary), 41.965 metres (north-east side boundary) and 42.19 metres (south-west side boundary). The lot is generally level and has an area of 564.2m<sup>2</sup>.
- 2.3 The site is currently occupied by a single storey brick bungalow with a tile and metal roof, a fibro garage and 2 carports.
- 2.4 The site is surrounded by detached residential dwellings to the east, south and west and a children's park to the north. It is located in close proximity to shops and services in Canterbury Road and Dulwich Hill to the south-east.

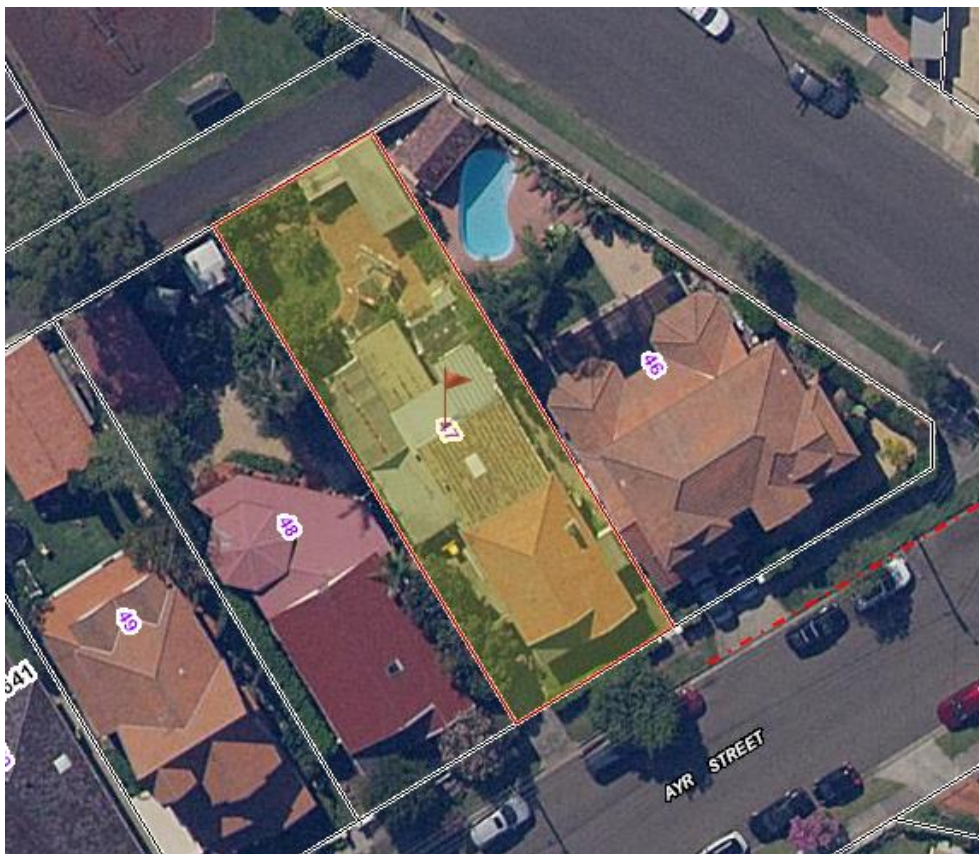
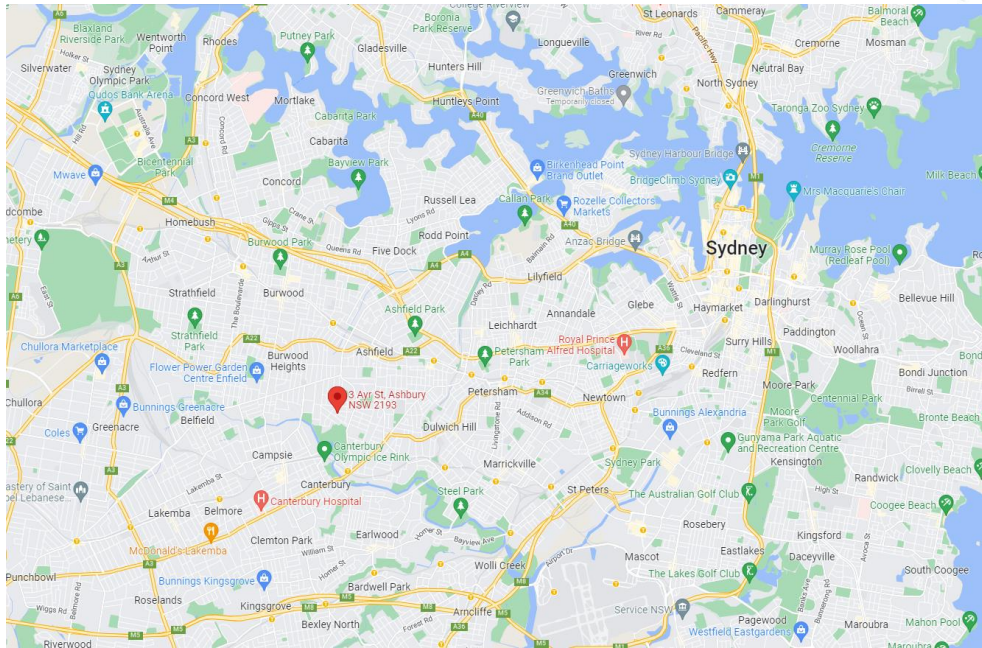
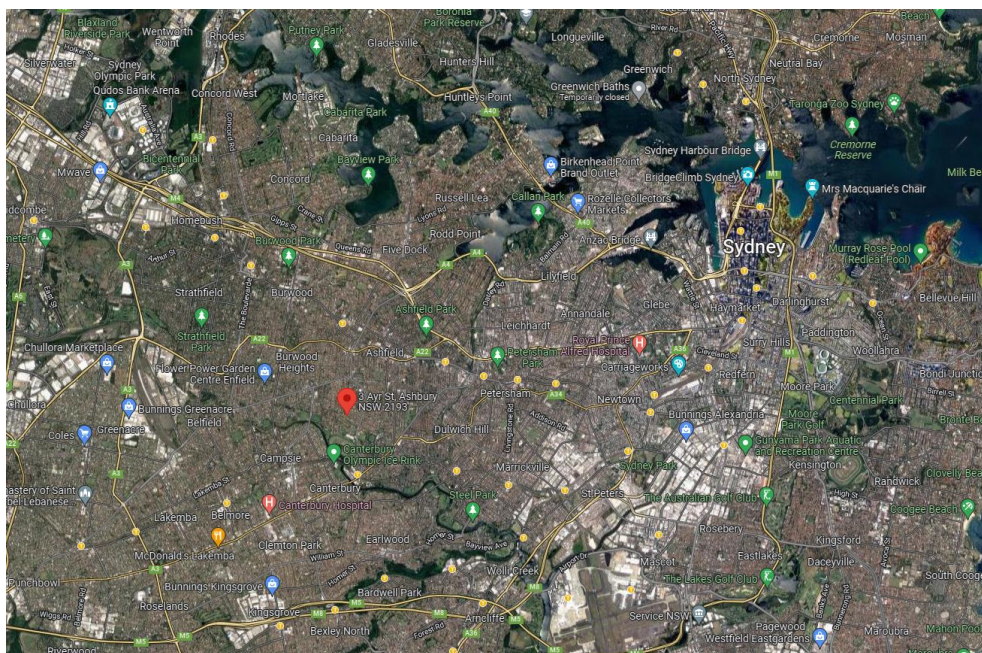


Figure 1. The site and its immediate surrounds





**Figure 2. The site within the locality**



**Figure 3. Aerial image of the site within the locality**



### 3. Site Photos



Figure 4. The existing dwelling, looking north-west from Ayr Street.



Figure 5. The rear of the dwelling and fibro garage, looking south-east.





Figure 6. The metal carport and driveway, looking south-east.



Figure 7. The rear yard, looking north-west.



**Figure 8. The rear lane, looking west.**



**Figure 9. The subject site, looking south-east from the rear lane.**



## **4. Proposed Development**

4.1 The proposed development is for alterations to an existing dwelling, including a rear and side addition, to create a 4 bedroom dwelling on the site.

4.2 The proposed development remains consistent with the streetscape and the heritage conservation area. The development ensures privacy and solar access is maintained for the subject site and surrounding properties.

4.3 The alterations and additions to the dwelling will be made up as follows:

### **Ground Floor**

- Replace the metal roof and windows on the front sunroom,
- Demolish the rear addition (kitchen, living room and study), roller door on the street frontage, fibro shed, carports and rear paving,
- Reconfigure the internal layout of the original dwelling to create a new entry, lounge, bathroom, hallway and bed 1 and 2.

A new side and rear addition to create:

- Bed 3,
- Living room,
- Kitchen and dining room,
- Master bedroom with WIR and ensuite,
- Laundry,
- Double garage,
- Remove 5 trees (3 x Camelia, 1x Schefflera and 1 x Chamaecyparis)
- Alfresco area, swimming pool and new landscaping.

## **5. Statutory Framework**

### **State Environmental Planning Policies**

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

##### Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapter 2) aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it does not propose to remove any native trees.

#### **State Environmental Planning Policy (Resilience and Hazards) 2021**

##### Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.



## 5.2 Canterbury Local Environmental Plan 2012

The relevant clauses of the Canterbury Local Environmental Plan 2012 are addressed below.

### Zoning

The site is zoned R2 – Low Density Residential, pursuant to the provisions of the Canterbury Local Environmental Plan 2012. The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permissible with development consent in the R2 zone.



Figure 10. Extract from the Canterbury LEP 2012 zoning map

### Demolition

Demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

### Minimum Subdivision Lot Size

The site is mapped with a minimum subdivision lot size of 460m<sup>2</sup>. The subject site comprises a compliant area of 564.2m<sup>2</sup> and no subdivision is proposed.

### Height of Buildings

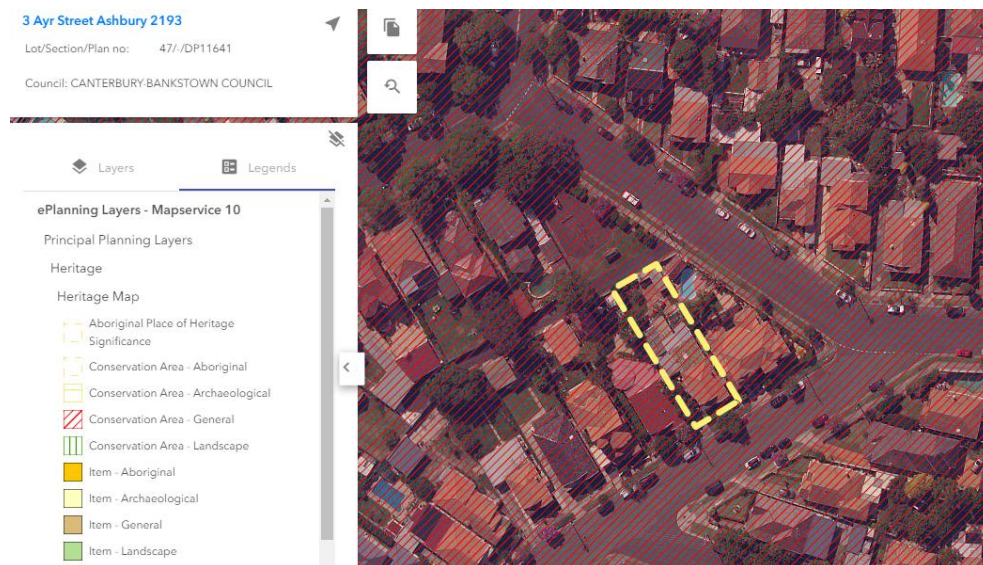
Clause 4.3 of the LEP restricts the height of any development on the subject site to 8.5 metres. The new works propose a compliant maximum height of 5.1 metres and the existing dwelling retains a compliant maximum height of 5.9 metres.

## Floor Space Ratio

The site is not identified on the floor space ratio map.

## Heritage Conservation

The site is not a heritage item and is not located in proximity to any heritage items, however it is located in the *Ashbury Heritage Conservation Area*.



**Figure 11. Extract from Canterbury LEP 2012 Heritage map**

In accordance with Cl. 5.10(4) & (5) of LEP 2012 the consent authority must consider:

### ***(4) Effect of proposed development on heritage significance***

*The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*

### ***(5) Heritage assessment***

*The consent authority may, before granting consent to any development:*

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*



*require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

A Heritage Impact Assessment is provided with this application which concludes:

*In summary, the proposed alterations and additions to No. 3 Ayr Street, Ashbury, are considered acceptable from a heritage point of view.*

*The proposed works are intended to improve the existing dwelling and site for ongoing residential and family use.*

*The existing subdivision and streetscape pattern and primary form and details of the existing dwelling including its front setback and garden will be retained and able to be interpreted as part of the Inter-war period of development of Ashbury.*

*The primary details including the face brick walls, a sense of the front bay, street facing gables and associated brick, rendered and timber details and terracotta roof cladding and chimney have also been retained and will continue to make a contribution to the character of the streetscape and area.*

*The proposed demolition of the rear wing and rear additions, garage and laundry, carports and awnings at the rear will have no adverse impact on the character or significance of the conservation area. These elements are secondary and utilitarian, have undergone some changes or relate to the later development of the site and make no particular contribution to the character of the street or lane.*

*The single storey scale of the house has been retained. The proposed new rear additions have been designed as single storey pavilions with a low connecting links that allow interpretation of the principal, early form of the house.*

*The additions are setback from the front and side boundaries and make use of the deeper side setback and opportunity for vehicular access from the rear of the site. The side addition is proposed so that the open rear garden area and private open space is not compromised and in lieu of an upper level addition.*

*The additions are contemporary in architectural style and form. However, are secondary in terms of height, are articulated and incorporate compatible materials, colours and details that will read as contemporary addition and do not detract, but rather will highlight the historic fabric and details of the building and area.*

*The proposed pool and improvement of the rear garden, new garage and rear fence will have no adverse impact on the area. The fence and garage are a compatible height and will improve the character of the rear boundary and lane.*

*The proposed internal alterations and additions will have no impact on the area or any views along Ayr or Lasswade Street. The existing building entry and a strong sense of the existing layout and special character have been retained. Where possible early details will also be retained and reinstated.*

*The additions will be visible, however, will have no adverse impacts on any major views along Ayr and Lasswade Streets.*

*Any potential adverse impacts are also reduced by provision of an appropriate front fence, improvement of the front facade also the retention of the street and verge proportions street and garden trees and nature of the existing built context.*

*On this basis, Council should have no hesitation in approving the proposed works on heritage grounds.*

### **Flood Planning**

The site is not identified on the LEP flood planning map.

### **Acid Sulfate Soils**

The site is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the watertable below 1 metre AHD on adjacent class 1, 2, 3 or 4 land.

### **Earthworks**

Minimal earthworks are proposed to allow for the construction of the proposed alterations and additions. Excavation to a maximum depth of 0.8 metres is proposed for construction of the swimming pool.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### **Stormwater Management**

Stormwater from the proposed development will be connected to the existing drainage infrastructure on Ayr Street and a stormwater plan, prepared by JCO Consultants is provided with this application.

### **Essential Services**

All essential services are existing on the site.



### **5.3 Canterbury Development Control Plan 2012**

The relevant sections of the Canterbury DCP 2012 are addressed below.

#### **Part B General Controls**

##### **B1 Transport and Parking**

The DCP requires a minimum 2 car parking spaces per dwelling and a maximum garage door width of 6 metres.

The subject site has existing vehicular access from Ayr Street and from the lane at the rear of the site. The development proposes to demolish the existing carports and the vehicular access from the Ayr Street frontage and construct a new, compliant double garage, accessed via the rear lane.

##### **B2 Landscaping**

The development proposes new landscaping on the street frontage and in the rear yard, with full details illustrated in the landscape plan provided with this application.

##### **B3 Tree Preservation**

As described above the development does not propose to remove any significant native trees. 5 ornamental trees are proposed for removal (3 x Camelia, 1x Schefflera and 1 x Chamaecyparis) with significant new planting proposed, as detailed in the landscape plan.

##### **B5 Stormwater and Flood Management**

Stormwater from the proposed development will be connected to the existing drainage infrastructure on Ayr Street and a stormwater plan, prepared by JCO Consultants is provided with this application.

##### **B6 Energy and Water Conservation**

A compliant BASIX Certificate is provided with the attached plan set.

##### **B7 Crime Prevention and Safety**

The dwelling maintains clear property boundaries and visual surveillance of the street, which is of benefit to the safety and security of residents.

## **B8 Heritage**

As described above the site is not a heritage item and is not located in proximity to any heritage items, however it is located in the *Ashbury Heritage Conservation Area*.

The Heritage Impact Assessment, provided with this application, assesses the specific objectives for the Ashbury Heritage Conservation Area set out in the DCP. The report concludes the proposed works are appropriate and will not negatively impact on the conservation area.

## **B9 Waste**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The site has existing bin storage areas, which will be retained and waste is collected by Councils regular service.

## **Part C – Residential Accommodation**

### **C1 Dwelling Houses and Outbuildings**

#### **C1.1 Site Planning**

The DCP requires a minimum lot width of 15 metres to permit a dwelling house. The subject site has an existing width of 13.41 metres and no change is proposed.

#### **C1.2.2 Site Coverage**

A maximum building footprint of 330m<sup>2</sup>, outbuilding footprint of 45m<sup>2</sup> and site coverage 50% is required for lots with an area of 450m<sup>2</sup> to 599m<sup>2</sup>, by the DCP. This equates to a maximum site cover of 282.1m<sup>2</sup> for the site area of 564.2m<sup>2</sup>.

The development proposes a compliant building footprint and site coverage of 235.7m<sup>2</sup> or 41.8%. No outbuildings are proposed.

#### **C1.2.4 Landscaping**

The DCP requires a minimum deep soil area of 20% (with dimensions of 2.5m) for lots with an area of 450m<sup>2</sup> to 599m<sup>2</sup>. This equates to a minimum 112.84m<sup>2</sup> for the site area of 564.2m<sup>2</sup>.

The development proposes a compliant deep soil area of 121.2m<sup>2</sup> or 21.47%.

### **C1.2.5 Layout and Orientation**

The proposed development is designed to maximise solar access and natural lighting, providing compliant solar access for the subject site and adjoining properties.

Natural ventilation and casual surveillance is proposed, in accordance with the DCP.

### **C1.3 Building Envelope**

#### **C1.3.1 Floor Space Ratio**

The site is not identified on the floor space ratio map.

#### **C1.3.2 Height**

As described above the development proposes to retain the existing maximum building height of 5.9 metres and the new works propose a compliant maximum height of 5.1 metres.

A maximum wall height of 7 metres and a maximum finished floor level of 1 metre above natural ground level is required by the DCP. The development proposes a complaint maximum wall height of 4.9 metres and maximum distance of finished floor level above natural ground level of 0.9 metres.

#### **C1.3.3 Setbacks**

##### Front

A front setback of 6 metres or the average of adjoining dwellings and a 2 metre recess for the main entrance, is required on the site by the DCP.

The development proposes to retain the existing primary front setback of 3.3 metres, with new works located a minimum 2.3m behind the predominant building line.

##### Side

Side boundary setbacks of 1 metre are required on the site by the DCP.

The Ashbury Heritage Conservation Areas has specific side setbacks of 1m one side and 3m on the other side (for a minimum distance of 6.5m from the predominant front building line, then reduced to 1m) and an overall minimum setback of 1 metre.



The development proposes side setbacks of 1m – 1.6m (north-east) and 1.1m - 8m (south-west). A merit assessment is provided above.

#### Rear

A minimum rear setback of 6 metres is required by the DCP. The development proposes a rear setback of 5.5 metres to the dwelling and a 0 metre setback to the garage.

A variation to the rear setback control is considered appropriate, in this case, as the proposal remains consistent with the objectives of the control, as addressed below:

#### *Objectives*

*O1 To establish the desired spatial proportions of the street and define the street edge.*

#### Comment

Consistent. The subject site has rear lane access and the provision of a garage, with a 0 metre setback is permitted on this frontage by the DCP. The rear setback variation applies to a small section of the laundry which is not visible from the street.

*O2 To limit the scale and bulk of development by retaining landscaped open space around.*

#### Comment

Consistent. The development achieves a compliant landscaped and private open space area, with the proposed design providing practical vehicular access.

*O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.*

#### Comment

Consistent. The development will result in a compliant landscape and deep soil area and proposes new landscaping in the rear yard. Visually prominent existing vegetation will be retained as detailed in the attached landscape plan.

*O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.*

#### Comment

Consistent. The development proposes compliant side setbacks in this location and the minor variation proposed will have no amenity impacts for surrounding properties.

#### Exceptions and other requirements

The DCP requires a minimum setback to a swimming pool of 1 metre to side and rear boundaries. The swimming pool proposes a compliant minimum setback of 1.5 metres.

In accordance with the DCP one garage is proposed, with a nil rear setback to the rear laneway, where it has a maximum width of 6 metres and 50% of the boundary frontage. The proposed garage has a compliant width of 5.4 metres (40% of the lot width)

### **C1.4 Building Design**

#### **1.4.1 General Design**

The proposed development remains consistent with the local character and streetscape of Ayr Street and the heritage conservation area.

In accordance with the DCP, the dwelling retains a clear entry and all rooms comply with the minimum dimension requirements of 3.5 metres to living rooms and 3 metres to secondary bedrooms.

All proposed materials are non-reflective and consistent with the existing dwelling. No walls exceed 25 metres in length.

#### **C1.4.2 Roof Design and Features**

The DCP permits a maximum roof pitch of 30°. The development proposes a roof pitch of 14° to 19°.

### **C1.5 Amenity**

#### **C1.5.1 Solar Access and Overshadowing**

The DCP requires a minimum of 3 hours of sunlight to the primary living areas, 50% of the open space, solar systems and clothes drying areas of the subject site and adjoining dwellings, between 8am and 4pm on 21 June.

In addition, at least one living room window and at least 50% or 35m<sup>2</sup>, with min. dimension of 2.5m (whichever is lesser) of ground level private open space, is to receive 3 hours of sunlight between 8am and 4pm on 21 June.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in a minor increase in shadowing across the rear yard and a small section of the rear of the dwelling at 5 Ayr Street.

**10am** - The development will result in a minor increase in shadowing across the rear yard, front yard and a small section of the dwelling at 5 Ayr Street.

**11am** - The development will result in a minor increase in shadowing across the rear, side and front yard and a small section of the dwelling at 5 Ayr Street.

**12pm** - The development will result in a minor increase in shadowing across the rear, side and front yard of 5 Ayr Street.

**1pm**- The development will result in a minor increase in shadowing across the rear, side and front yard of 5 Ayr Street.

**2pm** – The development will result in a minor increase in shadowing across the street front of the subject site.

**3pm** – The development will result in a minor increase in shadowing across the side and rear yard of 1 Ayr Street and the street front of the subject site.

It is concluded the subject site and adjoining properties maintain compliant solar access, with the development resulting in a minor increase in shadowing to a small section of the rear yard of 5 Ayr Street between 9am and 12pm and a minor increase in shadowing to a small section of side and rear yard of 1 Ayr Street at 3pm.

#### **C1.5.2 Visual Privacy**

Privacy will be retained for neighbours with appropriate setbacks and no overlooking into key living areas.

The existing dwelling is visually separated from neighbouring properties by existing side boundary fences. The new works incorporate a number of privacy measures including orienting glazing away from neighbouring windows, low window height to the kitchen, privacy glazing and landscaping.

#### **C1.5.3 Acoustic Privacy**

The development will not result in noise levels inappropriate to a residential area and the site is not located in proximity to a noise generating activity.



### **C1.6 Fences and Ancillary Development**

No changes are proposed to the existing boundary fences on the site.

#### **C1.3.2 Outbuildings and Swimming Pools**

The DCP requires swimming pools are not located in the front setback and have minimum setbacks of 1 metre to side and rear boundaries.

The proposed swimming pool is not located within the front setback and proposes compliant minimum setbacks of 1.5 metres.

#### **C1.3.3 Building Services**

All building services and facilities are provided on the site, in accordance with the DCP.

## 6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Canterbury LEP 2012 and the Canterbury DCP 2012.

	Standard	Proposed	Compliance
<b>Canterbury LEP 2012</b>			
Lot Size	460m <sup>2</sup>	564.2m <sup>2</sup>	Yes
Building Height	8.5m	5.1m (new works)	Yes
		5.9m (existing building)	Yes
Floor Space Ratio	Not mapped		
Heritage	Ashbury Heritage Conservation Area		Yes – Heritage Report provided.
<b>Canterbury DCP 2012</b>			
Car parking	2 spaces	2 spaces	Yes
	Garage door width max. 6m	5.4m	Yes
Site Planning	Min lot width 15m	13.41m	No change to existing
Site Coverage	Max. Building footprint 330m <sup>2</sup>	235.7m <sup>2</sup> or 41.8%	Yes
	Max. site cover 50% (=282.1m <sup>2</sup> for site area of 564.2m <sup>2</sup> )		Yes
Landscaping	Deep soil area 20% (= 112.84m <sup>2</sup> for site area of 564.2m <sup>2</sup> )	21.47% or 121.2m <sup>2</sup>	Yes
Wall Height	Max. wall height 7m	4.9m	Yes
	Max. finished floor level 1m above natural ground level	0.9m	Yes
Front setback	6m or average of adjoining	3.3m	No change to existing
Rear setback	6m	5.5m	Merit assessment
		0m to rear garage	Yes
Room sizes	3.5m to living rooms 3m to secondary bedrooms	Refer to architectural plans	Yes

	Standard	Proposed	Compliance
Wall length	Max. 25m	25m	Yes
Roof pitch	30°	14° to 19°	Yes
Solar Access	3hrs to living rooms, 50% of POS, solar systems and clothes drying areas between 8am and 4pm on 21 June.	Complies	Yes
Swimming Pool	Not located in front setback	Side yard	Yes
	Side and rear setback 1m	1.5m min. setback	Yes



## 7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed development is complimentary and compatible with adjoining development. The proposal achieves the aims of the Canterbury LEP and DCP.

The development is permissible in the zone.

### 7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### ***Context and Setting***

*What is the relationship to the region and local context in terms of:*

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

### ***Access, transport and traffic***

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

### ***Public domain***

The proposed development will have a positive impact on the public domain.

### ***Utilities***

There will be no impact on the site, which is already serviced.

### ***Flora and fauna***

There will be no impact.

### ***Waste***

There will be no impact.

### ***Natural hazards***

The site is not constrained by natural hazard.

### ***Economic impact in the locality***

There will be no impact, other than the possibility of a small amount of employment during construction.

### ***Site design and internal design***

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposal fits well within the context of the surrounds and is an appropriate scale.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

### **Construction**

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

## **7.3 The suitability of the site for the development**

*Does the proposal fit in the locality?*

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*



The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed alterations and additions.

#### **7.4 Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

#### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1 The proposed development for alterations and additions to the existing dwelling and a new swimming pool at 3 Ayr Street Ashbury is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.

## Planner Declaration

Report Version: Final

	Statement of Environmental Effects	
Date	Prepared by	Reviewed by
17/11/2022	Naomi Lyons Senior Planner	Sarah McNeilly Director

### Disclaimer

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