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STATEMENT OF ENVIRONMENTAL EFFECTS

FOR PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING

RESIDENTIAL DWELLING AT

40 HAY STREET CROYDON PARK NSW

Revision 1

DECEMBER 2022

STATEMENT OF ENVIRONMENTAL EFFECTS

INTRODUCTION

1.1 PURPOSE OF THE REPORT

This document is a Statement of Environmental Effects to accompany the Development Application for Alterations and additions to the existing building at No.40 Hay Street Croydon Park.

The report provides a summary of the proposal with comments on possible impacts to the surrounding environment and steps that were taken in order to minimize those impacts. The land is administered by Canterbury Bankstown Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

Should be read in conjunction with plans by:

- a) Architectural plans H2H 2208 A0.01 to A10.04 dated 21 December 2022 inclusive.

1 DETAILS OF PROPOSAL. PRESENT AND PREVIOUS USE

1.1 Introduction.

The proposed works are for alterations and additions to the existing dwelling. They will maintain the original building front façade and fence.

The development proposal relates to the internal and external alterations and additions to the existing building and replacing of the existing garage outbuilding and includes the following:

- Ground floor internal and external alterations and additions to create an open plan family, dining, kitchen and living area, new laundry, library and new outdoor covered area;
- New internal stairs access linking the first and ground floors;
- The upper level of the rear addition is to accommodate a master bedroom with Walk In Robe and Ensuite, two further bedrooms and bathroom;
- New Garage in rear setback area (to replace existing garage);
- one existing small tree to be removed

The proposal is supported by a detailed Heritage Impact Statement (HIS) demonstrating that the proposal satisfies the required principles and design considerations.

No.40 Hay Street Croydon Park has been previously altered with external and internal alterations and additions at the rear.

The main aim for the project is to convert the house into a modern, light filled, energy efficient residence suitable for a family, while also retaining the heritage integrity of the original building. Providing high quality alterations and additions to an older period style residence capable of sustaining a modern urban lifestyle.

2 SITE SUITABILITY

2.1

The subject site is commonly known as 40 Hay Street, Croydon Park, and is legally defined as Lot 2 in Deposited Plan 175523.

The subject site is located in Croydon Park within the Canterbury Bankstown LGA.

The subject site is regular in shape with a frontage of 12.19m to Hay Street and an approximate site area of 490sq.m.

2.2 Existing Site Conditions

The site currently contains face brick and tile roof single storey residential dwelling.

40 Hay Street, Croydon Park is within the Ashbury Heritage Conservation Area [HCA].

The subject site is not identified as an item of local heritage significance. The site is not located in the vicinity of any Heritage items.

There is nothing present on site that would indicate the property has been contaminated or has been used for any hazardous operation during its lifetime.

The land is not subject to tidal inundation, subsidence slip, bushfire or any other foreseeable and identifiable risks.

The site is not identified as a flood control lot.

The development is within the servicing capacity of the area, being connected to the Sydney Water reticulated water supply & sewer systems, electricity and telephone infrastructure.

The current use on the site and the adjoining properties are residential, and this will remain unchanged by the development.

2.3 Compatibility with Land Zoning

The site is Zoned R2 Low Density Residential under the Environmental Plan 2012. The proposal will not affect the land zoning and the usage will be the same as Zone R2.

2.4 Compliance

The proposed development accords with the aims of the LEP as it represents the orderly and economic development of the land and protects the environmental qualities of the area.

The proposal is clearly compatible with the site. The facility complies with the remaining relevant provisions of the LEP.

2.5 EXISTING BUILDING, STREETScape AND SITE ANALYSIS

The immediate area surrounding the subject site is predominantly characterised by single and two storey residential developments. Many houses in the immediate surrounding area have undergone varying degrees of alteration and additions including first floor additions.

The proposed works are generally in keeping with similar newer development in Hay Street and in the immediate surrounding area.

The proposal acknowledges and accepts the local character and context. The proposal preserves

the context by maintaining the existing built form interface with Hay Street. When viewed from the public domain it is in keeping with the established character of the area. The rear two-storey linked addition is sited well behind the existing front line without any major impact on the streetscape. The proposal adds additional visual bulk to the building, but not beyond the scale of buildings in the locality. The size and shape of development, along with the type and colour of building materials the design of roofs (in terms of colour and pitch) and the amount and type of existing landscaping are compatible with the character and scale of surrounding residential development.

Figure 1: View of the dwelling from Hay Street. The dwelling is not heritage listed.



Figure 2, 3 and 4: View of the rear façade.





Figure 5: View of the existing garage/carport outbuilding



Figure 6 & 7: View of the existing backyard



Figure 8: View of the existing driveway from the existing garage.



Figure 9 & 10: Hay Street streetscape.





Figure 11: Hay Street streetscape.



Figure 12: Hay Street streetscape.



Figure 13: Hay Street streetscape.



ASSESSMENT UNDER RELEVANT CONTROLS

1.6 *PRESENT AND PREVIOUS USES*

The current use on the site and the adjoining properties are residential, and this will remain unchanged by the development.

1 *RELEVANT DEVELOPMENT STANDARDS & CONTROLS*

2.1 Section 79(C)(1)(a) the provisions of: (i) any environmental planning instrument

2.1 *State Environmental Planning Policies*

Following is an assessment against the provision of the relevant State Environmental Planning policies

State Environmental Planning Policy No.55– Remediation of Land

We provide the following preliminary contamination assessment in accordance with SEPP 55 – Remediation of Land.

In accordance with the provisions of clause 7 of SEPP N55 Council may not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. If the land is contaminated, Council must be satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out.

The current usage does not show any contamination of the site.

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

Under the SEPP a BASIX Certificate is required for submission with the development application for the proposal.

A BASIX Certificate has been prepared and accompanies the application. Please refer to that certificate for the BASIX commitments of the proposal.

2.2 *DESIGN PRINCIPALS AND CONTROLS*

The following planning instruments are relevant to the proposal:

- Canterbury Local Environmental Plan 2012
- Canterbury Development Control Plan 2012

Canterbury Local Environmental Plan 2012

The proposed dwelling is able to meet the objectives of the R2 Zone.

Controls:	Proposed	Compliance with controls Y/N	Additional comments
Clause 4.3 Height of Buildings 8.5m	9.04m max.	NO	Refer to cl.4.6 variation. The breach in height sought is not significant in its nature.
Clause 4.4 Floor space ratio Maximum 0.55:1 or 269.5m ²	217.43m ² FSR 0.44 :1	Y	
Clause 5.10 Heritage Conservation		Y	The proposal acknowledges and accepts the local character and context. The proposal preserves the context by maintaining the existing built form interface with Hay Street. When viewed from the public domain it is in keeping with the established character of the area. The proposed roof to the upper-level addition to the house is pitched and gable in form. The windows to the proposed additions are generally of a vertical proportion, with some vertically proportioned divisions within larger glazed areas. Refer to Heritage Impact Statement for details.

Canterbury Development Control Plan 2012

The relevant standards and design criteria that apply to the subject dwelling are discussed and listed in the following table, together with a comment with respect to compliance.

Site information and Council building controls:	Proposed	Compliance with controls Y/N	Additional comments
C1.2.2 Site Coverage Maximum Area of Building Footprint-330m ² Maximum Floor Area of all Outbuildings-45m ²	Building Footprint-154.2m ² Floor Area of all Outbuildings-28m ²	Y	
C1.2.4 Landscaping Minimum Deep Soil Area (% of site area)-20% or 98m ² Deep soil areas must have a minimum dimension of 2.5m	Deep soil landscaping - 93.84m ² -19.15% Total landscaping 121.3m ² - 24.75% including areas less than 2.5m	N	Minor variation - 4.16m ² The proposal involves a non-compliance with the minimum permitted deep soil landscape area. All landscaped area is capable of deep soil planting. Refer to cl.4.6 variation for details
C1.3 Building Envelope C1.3.1 Floor Space Ratio The maximum permissible FSR for any development is prescribed in the LEP. Maximum 0.55:1 or 269.5m ²	217.43m ² FSR 0.44 :1	Y	
C1.3.2 Height Development for the purposes of dwelling houses must not exceed the following numerical requirements: A maximum two storey built form. A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m	Proposed - 2 Storey Max. wall height 6.46m	Y Y	

<p>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.</p>	<p>Pitched roof proposed.</p>	<p>Y</p>	
<p>C1.3.3 Setbacks</p> <p>Development must comply with the minimum front, side and rear setbacks as detailed in the following table:</p> <p>Front Setback</p> <ul style="list-style-type: none"> • Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable. <p>Side Setbacks</p> <ul style="list-style-type: none"> • Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls. <p>Rear Setbacks</p> <p>Minimum setback of 6m from the rear boundary.</p> <p>Outbuildings:</p> <ul style="list-style-type: none"> • Side setback for external wall height over 2.7m -450mm <p>Exceptions and Other Requirements</p> <p>External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.</p>	<p>No front setback is affected under this proposal.</p> <p>Min 2.54m -northern boundary setback</p> <p>0.9m -Southern boundary Setback to match existing ground floor setback.</p> <p>12.82m</p> <p>Side setback 510mm</p> <p>Rear setback- nil wall on boundary. Maximum wall height is 2.5m</p> <p>The proposed single garage will replace existing garage and carport structure in the current location.</p> <p>First floor addition side</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>	

<p>For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater</p> <p>Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.</p> <p>For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.</p> <p>Car parking structures must satisfy BCA requirements.</p>	<p>setbacks match the existing ground floor setback.</p> <p>Pool setback – 1m and 1.15m</p> <p>The proposed single garage will replace existing garage and carport structure in the current location.</p> <p>The proposed garage will satisfy BCA requirements.</p>		
<p>Roof Pitch Maximum roof pitch-30deg.</p>	28deg proposed	Y	
<p>Internal Dwelling Layout Minimum dimension of primary living area and principal bedroom- 3.5m Minimum dimension of secondary bedroom -3m</p>	<p>Minimum dimension of primary living area-4.74m Principal bedroom- 4m</p> <p>Minimum dimension of secondary bedroom -3.49m</p>	<p>Y</p> <p>Y</p>	
<p>Amenity Solar access to proposed development- Minimum 3 hours between 8am-4pm on 21 June.</p> <p>Solar access to proposed neighbouring development- Retain a minimum 3 hours between 8am-4pm on 21 June</p> <p>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</p>	<p>Provided</p> <p>The affect of shading of neighbouring properties has been analysed, as indicated by the shadow diagrams forming part of this development application. The diagrams show the extent of shadow that would fall on a nominal ground plane consequent on the proposed development and surrounding areas as modelled with survey</p>	<p>Y</p> <p>Y</p>	

and to 50% of the principal private open space.	<p>information provided by surveyors.</p> <p>The affect of shading of neighbouring properties has been analysed, as indicated by the shadow diagrams forming part of this development application. Additional shading for neighbours to the south can't be avoided as a result of the east- west building orientation which always affects the adjoining property to the south. However this will not create any major additional impacts to the southern property windows and private open space as shown on the shadow diagrams.</p> <p>Please refer to shadow diagrams included with this application for full details.</p>		
C1.5.2 Visual Privacy	<p>In general, the proposal is designed to maximize the internal amenities of the dwelling and ensures that there are no mutual privacy impacts on both the residents and the adjoining neighbours.</p> <p>The placement of windows at both the ground and first floor is sympathetic to the adjoining properties.</p> <p>Living areas windows oriented away from the adjacent dwellings</p>	Y	
C1.5.3 Acoustic Privacy	<p>The proposed development is designed to provide a reasonable acoustic environment within a development site and minimise the possibility of noise to occupants of residential dwellings. All walls will be constructed with thermal and acoustic insulation.</p>	Y	
<p>Fencing and Ancillary Development</p> <p>Maximum height of front boundary fencing- 1.2m or 1.8m if a minimum of 50%</p>	Existing fence to be retained	Y	

transparency screening is provided.			
Maximum height of outbuilding-4.8m	3.72m	Y	
Maximum wall height of outbuilding-3.8m	2.5m	Y	
Minimum side setback for swimming pools-1m	Pool setback – 1m and 1.15m	Y	

2.4 Stormwater Management

An appropriate stormwater drainage system is proposed to ensure there is no detrimental impact by way of excess runoff. Please refer to the attached stormwater drainage concept plan.

2.5 Waste

Waste management plans – N/A

Construction and demolition waste

Building and demolition waste will be maintained and disposed of appropriately. The presence of asbestos is unlikely, but if present, will be disposed of in accordance with the relevant Australian Standards.

All work to comply with the BCA and AS 2601-2001 (The Demolishing of structures) During the course of excavation and demolition, all hazardous materials encountered shall be removed and disposed of in accordance to the requirements of Local Authorities i.e. WorkCover, etc. Any hazardous waste to be removed shall be in accordance with the requirements of the OHS 2000 Regulations.

All demolished materials such as steel, timber, etc. which can be recycled will be recycled. All other material that cannot be recycled shall be disposed of through licensed tips. Proposed building and demolition works will be carried out in accordance with Council's conditions and policies for such works, including acceptable hours of work. The operation of plant and equipment will be to the EPA guidelines and will not give rise to an "offensive noise" as defined in the *Noise Control Act 1975*. Existing domestic waste management as existing.

2.6 S.79C(1)(e) The public interest

On this basis, and having regard to the lack of environmental impacts associated with the proposed development, it is considered to be in the public interest.

2.7 SUMMARY

Pursuant to Section 79C of the Act, it is submitted that the proposed development will not result in any unreasonable adverse impacts on the adjoining properties or the local environment.

The proposed alterations and additions are modest and develop the current use with improved internal amenities.

The proposal will not create any significant impact on the adjoining properties, the locality and the amenity of the subject site with respect to overlooking, loss of views, streetscape and outdoor living.

The proposed alterations and additions will be compatible with the predominant height, bulk, scale and character of the existing residential development in the immediate vicinity, and will be consistent with the present streetscape.

The proposed development accords with the aims of the LEP as it represents the orderly and economic development of the land and protects the environmental qualities of the area. The objectives of the R2 zone have been taken into account. The proposal generally complies with the relevant aims, objectives and controls of the DCP.

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