

STATEMENT OF ENVIRONMENTAL EFFECTS:

PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING RESIDENCE.

AT

**808 HENRY LAWSON DRIVE
PICNIC POINT NSW 2213**



Prepared for

Mr. M. & Mrs. B. WALKER

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1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application (DA) lodged for assessment with City of Canterbury Bankstown Council.

The following statement of environmental effects is based on a set format.

The proposed building works relates to the alterations and additions to an existing two storey dwelling at 808 Henry Lawson Dr Picnic Point.

It is proposed that the following alterations & additions will be applied to the existing residence:

- Existing carport adjacent to the main house will be removed and a new double garage with workshop will be built at Southeast side of the site.
- The existing driveway to the carport will be removed and turned into landscaped area, the vehicle access to the new garage will be via the existing right-of-the-way located along the northwest side.
- The main structure of the ground floor and basement of the residence will remain unaltered. The main entrance has been relocated to the Northeast corner of the dwelling with a new staircase leading to the new first floor level.
- A new first floor level containing 4 bedrooms, one of which is the master bedroom with an ensuite facing the rear yard. A new family room is designed above the new garage with a balcony facing Henry Lawson Drive.
- The new first floor structure will be timber framed walls with external lining, which is the same as existing. The roof is timber framed roof structure with metal sheeted roofing.

2 APPLICANT

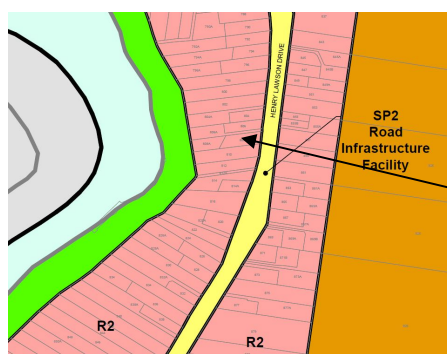
The applicant for the development application: -

Mr. M. & Mrs. B. Walker
808 Henry Lawson Drive
Picnic Point, NSW 2213

3 SITE SUITABILITY:

The subject site is identified as 808 Henry Lawson Drive, Picnic Point NSW 2213.

It is further identified as Lot 6 in DP 607372 with the NSW Lands Title Office.



Location of the subject site at 808
Henry Lawson Dr Picnic Point

Figure 1: Land zoning map showing the location of the subject site.

Source: Canterbury Bankstown Council website.

The property is zoned R2 Low Density Residential under the Bankstown Local Environmental Plan (LEP) 2015.

Constructed on the site at present is a single storey fibro cottage with internal framed walls and a carport connected to Northeast side of the building.

The site has a 6-metre fall from the east to west of the property. There is a 3.5 metre wide right of carriageway & easement for services on the northwest side of the site. The existing front setback is approximately 26 metres.

The generous-sized front yard is at the east side of the site facing Henry Lawson Drive and has an open area with lawn and landscaping. There is an existing gum tree located near south boundary of the front yard, which will be retained. A small back yard is located at the southwest of the property. This back yard will be retained.

The major structure of the ground floor and basement will be retained. The interior of the existing building will be altered to accommodate a new garage, workshop, and entrance etc.

The proposed alterations and additions to the dwelling will provide additional carparking spaces, bedrooms, and family area for the existing residence.

Two existing vehicle accesses are located at the east side of the property facing Henry Lawson Drive. Currently the property owner uses the driveway on the south of the front boundary to access the parking area. This existing driveway to the carport will be removed and turned into landscaped area. The proposed double garage will have a North-facing garage door which allow the owner to use the existing driveway on the north side of the site and avoid excavation for the construction of the garage. The pedestrian access will remain unchanged.

Refer to the accompanying architectural drawings for the existing and proposed configurations of the site development.

4 DESCRIPTION OF DEVELOPMENT:

The extent of the proposed works is as indicated on the accompanying architectural drawings and includes the following:

The existing carport located on the southeast side of the building will be demolished and a double garage will be constructed at the east side of the site in front of the existing dwelling. A new workshop is proposed behind the garage and link to the side of the existing dwelling via the original entrance. The new garage and workshop will have single brick wall with piers and paint on south side. On east & north side it will be single brick wall with piers and compressed fibre cement cladding on the external skin. The garage and workshop area will have new concrete floor. There is a new panel lifting door located at the north of the garage. The side setback of the new garage will be 960 mm. The existing concrete driveway crossing will be removed. The level of the new garage and workshop will be approximately 380mm lower than the existing ground floor level.

The existing garden area at the southwest side of the site will be retained.

The existing structure of ground floor and lower ground floor will be largely retained. The internal ground floor layout of the existing dwelling will be re-arranged. The new entrance is proposed to be located on the northeast corner of the existing dwelling in place of the original master bedroom. A new staircase will be located adjacent to the front entrance to provide access to the first-floor area. The existing bedroom 2 is reduced in size and will become a study room. The existing bathroom 1, Laundry, kitchen, dining and living areas are otherwise remain unchanged.

At the first floor, there will be 3 bedrooms, family room, bathroom, and a master bedroom with ensuite and open walk-in wall robe. The first floor will be constructed with timber framed floor, walls, ceilings, and roof. The floor framing will be sheeted with medium density fibre board floor sheeting. The wall and ceiling will be plasterboard lined internally. External walls will be insulated and lined with compressed fibre cement boards and the roof framing will be sarked, insulated and sheeted with colorbond metal roofing. New gutters and fascias will be metal finished with selected colorbond finish.

Miscellaneous works required to complete the proposal.

5 HOW WILL THE EXISTING BUILDING AND / OR SITE BE ALTERED BY THE DEVELOPMENT?

(e.g. Buildings demolished, trees removed, land excavated, filled etc.)



Figure 2: HOB map showing the location of the subject site.
Source: Canterbury Bankstown Council website

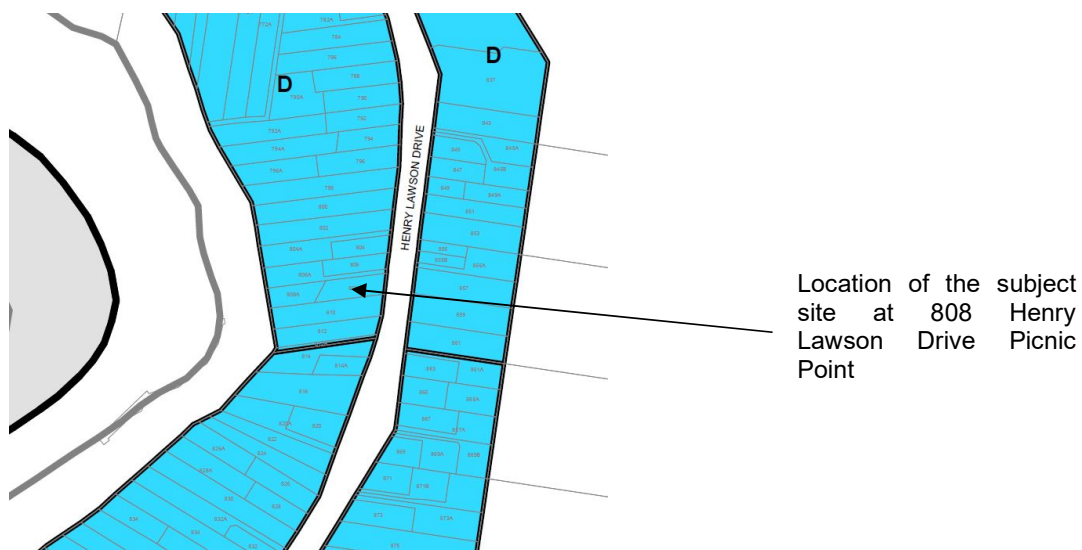


Figure 3: FSR map showing the location of the subject site.

Source: Canterbury Bankstown Council website

Under the provisions of the Bankstown LEP 2015 the site has an floor space ratio of 0.5:1 (Category D) and height of building of 9.0 metres (Category J)

The following areas relate to the existing and proposed site and building:

Site area = 735.2 sq. metres.

Existing Ground floor area = 124.3 sq. metres

Existing Lower ground floor area = 29.9 sq. metres (remain unchanged)

Existing carport area = 15.6 sq. metres

Proposed Ground floor area = 90.7 sq. metres

Proposed First floor area = 134.6 sq. metres

Proposed Garage / Workshop area = 68 sq. metres

Proposed GFA = 255.2 sq. metres

Proposed FSR = 0.347:1

Area of existing deep soil = 246.7 sq. metres (33.5% of Site Area)

Area of proposed deep soil = 268.2 sq. metres (36.5% of Site Area)

6 WHAT (IF ANY) WASTE PRODUCTS, ODOURS OR NOISE WILL BE PRODUCED BY THE PROPOSED DEVELOPMENT?

The quantity of waste products from the existing residence will not be increased as a result of the proposed additions.

There will be no abnormal waste products, odours or noise produced as a result of the proposed works.

There will be no environmental hazards for the surrounding area as a result of the proposed works.

7 HOW HAS VEHICLE ACCESS, MANOEUVRING AND PROVISION OF ON-SITE PARKING BEEN ADDRESSED?

The existing driveway crossing will not be altered. The new garage will accommodate 2 cars.

8 HOW WILL THE PROPOSED DEVELOPMENT IMPACT UPON THE PRIVACY, NATURAL LIGHT, DRAINAGE OR VIEWS OF NEIGHBOURING PROPERTIES?

It is submitted that the privacy, natural light and views of the adjoining properties will not be impacted as a result of the proposed additions to the residence.

Stormwater drainage from the new roof of the building will be discharge into the street outlet via a discharge system, refer to stormwater engineer's drawings for details.

9 HOW WILL THE PROPOSED DEVELOPMENT AFFECT ADJOINING ROADS, PUBLIC LAND OR WATERWAYS?

The existing driveway crossing, and pedestrian passage will not be altered. The driveway will be removed and turned into landscape area. There will be no impact on the existing road system, public land or waterway as a result of the proposed works.

10 HOW WILL THE PROPOSED DEVELOPMENT AFFECT LOCAL AIR QUALITY OR WATER QUALITY?

The proposed development will not affect local air quality or water quality.

11 FLOOD AREA PROVISIONS

The subject site has been not identified as being flood affected within Bankstown Local Environmental Plan (LEP) 2015.

12 HAS THE PROPERTY BEEN EXPOSED TO ANY SITE CONTAMINATION BY PREVIOUS LAND USE?

The property has not been exposed to any site contamination by current or previous land use.

The property has been used for residential housing since being first developed.

13 WHAT ACCESS PROVISIONS FOR PEOPLE WITH DISABILITIES HAVE BEEN PROVIDED?

Access for people with disabilities will remain unaltered.

14 DETAILS OF ANY ENVIRONMENTAL FACTORS, EG AESTHETIC APPEARANCE, THE STREETScape, HERITAGE CONSIDERATIONS, ETC., WHICH COUNCIL SHOULD BE AWARE OF IN CONSIDERING THIS APPLICATION?

The building is not listed as a heritage item on Canterbury Bankstown Council's heritage register, nor is it listed as a heritage item with any other statutory authority.

The proposed extensions to the house are located at the rear of the existing residence and have been designed in a form and with materials to match the existing residence and conform to the "Assessment Guidelines" set out by Canterbury Bankstown Council.

The proposed alteration & addition will provide an amenity desirable for the occupants of the residence that will complement the aesthetic appearance of the existing dwelling.

15 VARIATION TO BUILDING HEIGHT REQUIREMENTS.

The provisions of Part 4.3 – Height of Buildings in the Bankstown LEP 2015, the maximum wall height for a residence located in an area zoned R2 is 7 metres from the ground level to the eaves level and the maximum overall height of the building to be 9 metres.

In the design of the proposed alterations to the existing residence, the south west end of the north west elevation (river end) of the proposed building will exceed the 7 metres. On the same end of the South East elevation, the proposed screen wall to the new balcony also marginally exceeds the 7 metre height.

It should be noted that the overall height of the building is below the 9 metres and due to the orientation of the residence, the additional height will not contribute to additional over shadowing on the adjoining properties.

Application is made to Council to vary this requirement in this instance for the following reasons:

- The height of the existing foundation space under the ground floor level.
- The land fall from the road level towards the river
- A similar situation exists with nearby residential buildings.

16 CONCLUSION

The proposed alterations and additions will provide better functionality for the internal spaces of the property and improve the amenity of the property for the owners.

The new double garage will provide secure carparking spaces to the property. The new bedrooms at the first-floor level will provide extra accommodation to suit the owner's requirement.

The functionality of the internal family spaces with the new and existing external areas of the property will be improved. There will be no detrimental impacting on the external visual aesthetics of the home in the context of the surrounding streetscape.

It is therefore submitted that the proposal is worthy of being granted development consent.