



DEREK RAITHBY
ARCHITECTURE

STATEMENT OF ENVIRONMENTAL EFFECTS

for

Alteration to Residential Flat Building - Balcony for Pergola

at

UNIT 206 / 628-630 CANTERBURY ROAD BELMORE 2192

For Mr & Mrs Brack

May 2023

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application on behalf of Mr & Mrs Londish. The proposal seeks approval for alterations and additions including new garage and studio.

In consideration of this application, reference has been made to:

- *Environmental Planning & Assessment Act 1979, as amended.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development.*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021.*
- *Canterbury Local Environmental Plan 2012*
- *Canterbury Development Control Plan 2012*
- *Applicable council DCP & Policies.*

In addition to this Statement of Environmental Effects, the proposal is described in the following documentation:

- Architectural drawings prepared by Derek Raithby Architecture dated April 2023

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

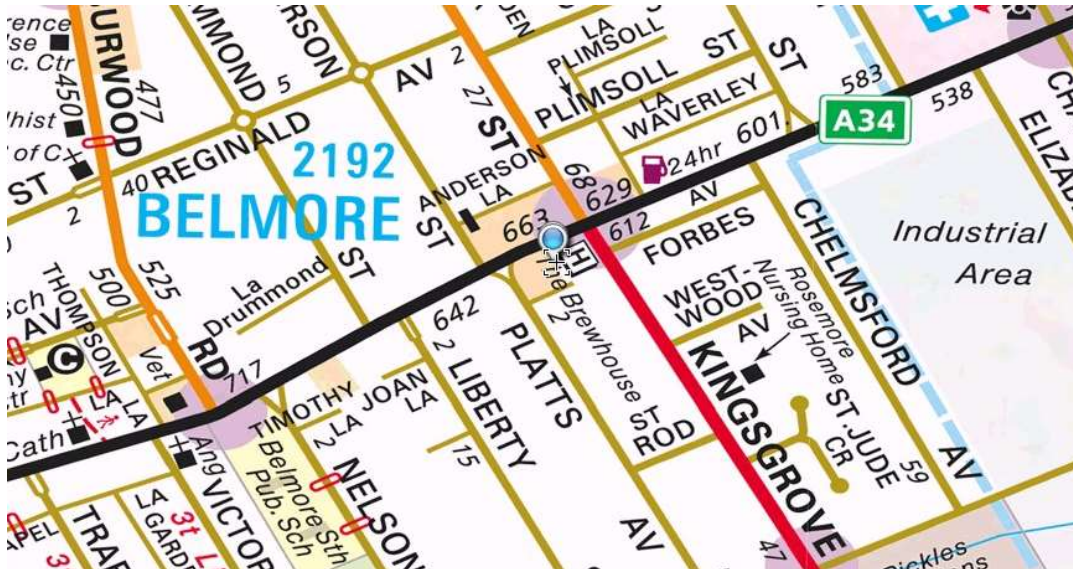
2.0 HISTORY

9 May 2014	- Development approval (DA 175/14) for 6 Storey mixed use with 27 units by UrbanLink.
15 November 2016	- Construction Certificate J150247B Vic Lilli (certifier), Buildup Development Pty Ltd (Developer).
16 April 2018	- Interim Occupation, Certified Building Specialists.
18 June 2018	- Final Occupation, Certified Building Specialists.

3.0 THE SITE

The apartment which is the subject of this application is number 206 in Strata Plan SP95179, known as 628-630 Canterbury Road, Belmore and zoned B2 - Local Centre.

The site's locality is depicted in the following map.



Site Location Map

source: street-directory.com.au

The site currently accommodates a six Storey mixed use building with shops and 27 apartments. It is not listed as a heritage significant item with the state register or local authority. Nor is it within a Heritage Conservation Area.



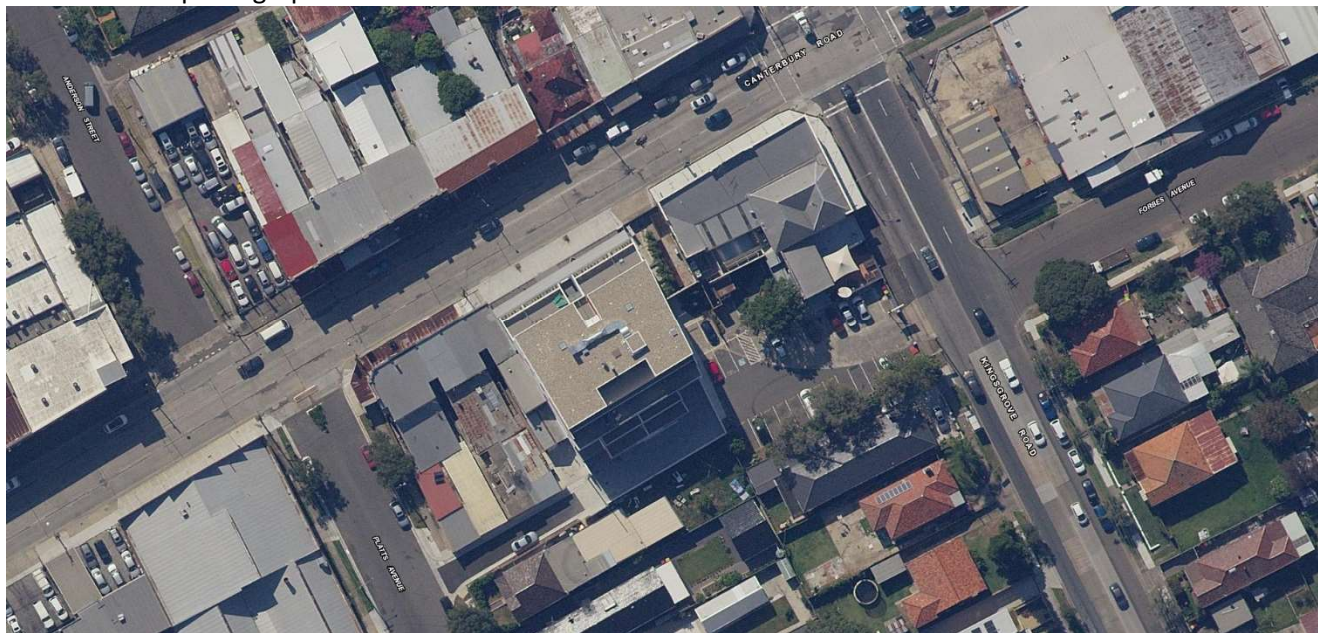
Photograph 1 – View from the subject balcony.

NB. The new awning will match the adjoining in style and design except for half the length.



Photograph 2 - View of the site from Llewellyn Lane

The site's relationship with its surrounding properties is depicted in the following aerial photograph and in the above context photographs.



Aerial Photograph (source: maps.six.nsw.gov.au)

5.1.3 Other matters to be considered under CLEP 2012

Matter to be Considered	Proposed
Part 2 Permitted or prohibited development The site is located within R4 - High Density Residential zone.	The subject property continues the existing residential use which is permissible within the zone.
2.7 Demolition requires development consent	Not applicable – no demolition proposed
4.1 Minimum subdivision lot size	No change
4.2 Rural subdivision	Not applicable
4.3 Height of buildings (18 m)	the works are limited to the balcony and will not alter the height of the building
4.4 Floor space ratio (1) The objectives of this clause are as follows— (a) to provide effective control over the bulk of future development, (b) to protect the environmental amenity and desired future character of an area, (c) to minimise adverse environmental impacts on adjoining properties and the public domain, (d) to optimise development density within easy walk of the railway stations and commercial centres. (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	The “Floor Space Ratio Map” under the CLEP 2012 Shows the applicable floor space ratio is 1.6:1 The proposed awning is not of the nature that encloses the balcony such that it would affect the gross floor area of the apartment or building. - No change
4.6 Exceptions to development standards (1) The objectives of this clause are as follows: (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.	Not applicable
5.10 Heritage conservation	The subject property is not identified being significant in the LEP or state register nor is it located in a conservation zone.

5.2 Canterbury Development Control Plan 2012

Table 2: Summary of compliances with relevant provisions of Canterbury Council Development Control Plan 2011 (CDCP2012)

Canterbury Development Control Plan 2012 i		
Matter to be Considered	Proposed	Comply
B1 TRANSPORT AND PARKING	No change to existing arrangement.	✓
B2 LANDSCAPING	Not applicable	✓
B3 TREE PRESERVATION	Not applicable	✓
B4 ACCESSIBLE AND ADAPTABLE DESIGN	No change to existing arrangement.	✓
B5 STORMWATER AND FLOOD MANAGEMENT	The proposal will match the adjoining pergola design which does not affect the existing stormwater arrangement. Refer drawing.	✓
B6 ENERGY AND WATER CONSERVATION	The proposal is minor in nature and	✓
B7 CRIME PREVENTION AND SAFETY	Existing measures will not be affected nor are any new measures proposed.	✓
B8 HERITAGE	The subject property does not contain a significant heritage item nor is it within a conservation area.	✓
B9 WASTE	The current waste arrange will not be affected by this proposal. Due to the nature of the proposal being minor in nature there is to be no waste generated during construction.	✓

Council can be satisfied that the carrying out of the proposed alterations and additions to the existing dwelling will not affect the contributory heritage significance of the site and its contribution to the heritage significance of the Conservation Area.

7.0 LEGISLATION & POLICY ASSESSMENT

The proposal seeks to undertake minor alterations for perolga to a balcony to Unit 206.

In considering this development application, Council must consider the relevant planning criteria in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

Natural Environment Impacts S4.15 (1) (b)

Throughout the erection of the pergola, all measures will be taken to ensure that any noise, dust and vibration will be kept to a minimum.

Upon completion of the proposal, the day to day operations of the development are unlikely to cause undue impact in relation to noise, pollution, drainage and pedestrian and vehicular traffic flows.

The proposal will not result in the loss of views or outlook from any surrounding public or private place.

There are no wilderness areas on the site while no endangered fauna have been identified on or around the site.

Social and Economic Impacts S4.15 (1) (b)

The proposal will not be detrimental to the social and economic environment in the locality.

Built Environmental Impacts S4.15 (1) (b)

The alteration will be a reasonable built form that will not be responsible for any adverse environmental impacts in relation to loss of privacy, loss of view, noise or traffic and parking impacts.

Suitability of the site for the Development S4.15 (1) (c)

The size and shape of the site is considered suitable for the proposed development.

The site is currently served by utility services which are adequate for the proposal.

The Public Interest S4.15 (1) (e)

Amenity impacts are minimised and the proposal is considered to be a positive contribution to the built and natural environment. The proposal has acceptable design and amenity impacts.

Therefore, the proposal is considered to be in the public interest.

8.0 CONCLUSION

The proposed alteration to balcony for a pergola will upgrade and improve the appearance of the existing locality and is considered to be of appropriate form. The proposal will maintain the character of the existing natural environment, while being compatible with the scale and character of surrounding and proposed development.

The proposed design is satisfactory when assessed under the matters of consideration of section 79C(1) of the Environmental Planning and Assessment Act 1979, as amended. No adverse environmental impacts have been identified.

The beneficial effects of the proposal include;

An improvement to the site incorporating a building form which compliments neighbouring properties with an internal and external environment suited to its current and future uses.

Improved amenities and upgraded appearance.

A positive contribution to the locality;

The proposal has been developed with a view to upgrading the site and producing a form of development, which is consistent with council's nominated objectives and design principles. The proposal will produce an attractive and notable contribution to the site and locality in general with limited environmental impact. The proposal is consistent with the character of the area and will have no negative environmental or urban design impacts. It is consistent with the objectives of the Environment Planning and Assessment Act 1979.

It is considered that this Statement of Environmental Effects has demonstrated that the proposal satisfies the aims and objectives of the above planning controls. It is considered that the proposal will not impact upon the amenity of adjoining properties or upon the character of the surrounding area.

It is my opinion that this proposal for the minor alterations and restoration work at , Marrickville is worthy of the support of Inner West Council.



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