

AMENDED STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Home Impact
2/805 New Canterbury Road
DULWICH HILL NSW 2203

Site Address:
Lot 1 DP 5924
88 Crinan Street
HURLSTONE PARK NSW 2193

Proposed additions and alterations to an existing dwelling, new garage and swimming pool.

INTRODUCTION

This Statement of Environmental Effects is submitted to Canterbury-Bankstown Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the alterations and additions to an existing dwelling as outlined on the plans prepared by Home Impact. The following additions and alterations are proposed to the dwelling:

- Internal alterations to create ensuite for bedroom 1 and alterations to bathroom.
- Partial rear demolition of dwelling.
- New laundry, kitchen, living and alfresco area.
- New first floor additions (two bedrooms and study).
- Demolition of existing garage.
- New garage and carport.
- New swimming pool.
- New front fencing.

The subject site is a corner allotment, with primary frontage to Crinan Street and secondary frontage to Dunstaffage Street with a total land area of 581.7m². The site has a moderate fall to the rear, with the additions proposed being suitable to the topography of the site. Drainage is to be directed to an approved system as per the drainage details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within an established residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Crinan Street.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

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

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Canterbury-Bankstown Local Environmental Plan 2023

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 Canterbury Local Environmental Plan 2012. The proposed development is considered to be ancillary to the dwelling house located on the site and is therefore a permissible development.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- To provide for the housing needs of the community within a low density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- To ensure suitable landscaping in the low density residential environment.*
- To minimise and manage traffic and parking impacts.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To promote a high standard of urban design and local amenity.*

The proposed works will enhance the amenity of the existing dwelling without having any adverse impact on the surrounding streetscape or adjoining properties. The landscape and streetscape character of the area will be maintained following the works. A high standard of urban design has been provided, whilst maintaining the materials and finishes of the existing dwelling, ensuring the addition will complement and enhance the existing streetscape.

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

Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
8.5m	7.76m	Yes

Clause 4.4 Floor Space Ratio

The subject site is not mapped as being in any FSR 'Areas' per the maps and therefore, FSR does not apply to the subject site.

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards within the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance, however it is within the "Melford Street Heritage Conservation Area" identified as having local heritage significance.

The proposed development is not anticipated to impact upon the heritage significance of the heritage items within the conservation area as no changes to the front façade of the dwelling are proposed. While the first floor is visible from the street, the design is such that it will blend with the existing façade and will not have any detrimental impact upon the character of the dwelling or larger streetscape.

The streetscape character of the conservation area will not be detrimentally impacted upon by the proposed development as additions are to the rear and will not be highly noticeable from the main streetscape of Crinan Street. The additions to the rear will complement and blend with the existing dwelling and will maintain the character and streetscape appearance of the conservation area.

It is considered that the proposed additions are a suitable form of development for the conservation area and will remain in keeping with similar ancillary developments within the vicinity.

Please refer to accompanying Heritage Impact Statement prepared by Architelle.

Clause 5.11 Bush fire hazard reduction

The subject site is not identified to be bushfire prone land on Council's maps.

Clause 6.1 Acid Sulfate Soils

The subject site is not known to be affected by Class 5 Acid Sulphate Soils.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within CLEP 2012.

(a)(ii) Relevant draft environmental planning instruments

The Draft CBLEP has been implemented June 2023.

(a)(iii) Relevant development control plans

Canterbury-Bankstown Development Control Plan 2023

Chapter 3 – General Requirements

3.2 – Parking

Dwelling houses are required to provide 2 spaces per dwelling. The garage and carport will provide space for two parking spaces on the site.

Chapter 4 - Heritage

8.4.3 – Heritage Conservation Areas

Please also refer to accompanying Heritage Impact Statement prepared by Architelle.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>2 Contributory Buildings</u> Contributory 1 or 2 buildings to be retained and conserved with their significant setting.	Front of dwelling largely retained, with rear and first floor additions reasonably designed to conserve the original setting.	Yes
Original or largely intact main roof forms are to remain unaltered, minor changes to be located to the rear and not on main roof planes.	Roof to remain largely intact, with rear additions not on the main roof plane and design of new roof to complement the existing.	Yes
Adds and alts to: -respect original and characteristic built form, retain original fabric. -retain and where possible reinstate significant features. - respect pattern style and dimensions of original windows, doors verandahs.	Design of additions is suitable to respect the original design and characteristics of the main dwelling. Suitable roof features are retained and the front façade remains unchanged to respect the pattern and dimensions of windows and doors.	Yes

Second storey additions should not visually dominate the contributory building or streetscape.	The first floor addition is setback behind the main roof form and as viewed from the street at pedestrian level will not alter the scale or character of the street (see street view plans). The addition is suitable in design to fit within the HCA and maintain the character of the existing dwelling. The bulk of the first floor is minimised through appropriate articulation and design and is considered reasonable.	Yes
Single storey additions should be designed in sympathy with the scale and form of the existing dwelling.	Ground and first floor additions are designed to complement the existing dwelling design.	Yes
Retain established garden settings.	Garden setting to remain, with hedging to be replaced with open style fencing. This will maintain a suitable front garden area.	Yes
Development should not obscure or reduce the visual relationship of contributory items.	The proposed additions is not likely to disrupt relationship with any other heritage buildings within the HCA.	Yes
<u>3 Form, Massing and Scale</u> Alterations and additions should reflect bulk, scale, mass orientation and setbacks of surrounding heritage and contributory items.	The proposed first floor addition will not be highly visible from the primary frontage and will not dominate the secondary streetscape. The design of the additions meets with established patterns in the area and will not be of an excessive scale.	Yes
Complement architectural scale and form but not imitate style.	The proposed rear addition proposes a roof form to match the existing. This will best fit the design without compromising on architectural style.	Yes
Front setbacks to be retained.	No changes to front setbacks proposed.	Yes
Adds and alts should adopt established pattern of side setbacks.	Proposed additions meet with existing setbacks.	Yes

<p><u>5 Roofs, Dormers, Chimneys and Skylights</u></p> <p><i>Roofs</i> Original and significant roof forms to be retained.</p> <p><i>Dormer windows</i> Not permitted to street elevations.</p> <p>May be located on rear roof plane provided there would be a negligible impact upon HCA.</p> <p><i>Chimneys</i> Original and significant chimneys to be retained.</p> <p>Chimneys at rear may be considered for removal where they do not form part of streetscape appearance.</p> <p><i>Skylights</i> Not to be located on front roof plane.</p>	<p>Original roof form maintained to front of dwelling.</p> <p>N/A – no dormers proposed.</p> <p>N/A – no chimneys.</p> <p>Skylights proposed to rear only and not visible from the street.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>Yes</p>
<p><u>6 Verandahs, Porches and Balconies</u></p>	<p>No changes to existing porch and no balconies proposed.</p>	<p>N/A</p>
<p><u>7 Driveways, Garages and Carports</u></p> <p>Where car access is available to rear or side, parking is not permitted forward of the building line.</p> <p>Garages and carports to be located to the rear of the house where available.</p> <p>Original fences not to be removed or altered to create car access from main street frontage.</p>	<p>Car access from secondary frontage provided. Replacement garage and carport to utilise existing access.</p> <p>Provided.</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>

Any parking structure should complement the existing building.	Provided.	Yes
Not use high pitched roofs and no attics or lofts permitted.	Garage uses suitable pitched roof, with no attic or loft space proposed.	Yes
<u>8 Fences</u> Retain and conserve original or early fences, gates.	N/A no existing fencing provided.	Yes
New front fencing to be of a design and height that is appropriate to the style and period of the building.	Front fencing proposed at 1.2m high and open in style to ensure a suitable addition to the front.	Yes
<u>9 Landscape Elements</u> Front setbacks to be soft landscape dominant. Original and early garden layouts should not be altered. New gardens to complement established character.	Existing front landscaping remains unchanged as a result of the proposal.	Yes
<u>11 Windows and Doors</u>	Existing windows and doors within the front façade retained. Windows along Eastern elevation to ensuite, bathroom and bed 2 to be slightly amended, however, as there is no impact upon the street, these changes are considered reasonable. Appropriate openings provided to additions to maintain proportion of windows as per existing dwelling.	Yes
<u>12 Building Materials, Finishes and Colour</u> Materials and finishes schedule to be provided. New materials to adds and alts must be appropriate to the style of the dwelling.	Provided. Appropriate materials and finishes provided, please refer to accompanying schedule.	Yes Yes

Chapter 5 – Residential Accommodation
5.2 Former Canterbury LGA

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>2.1 Min Lot Size and Frontage</u> Min. width – 15m Rectangular in shape	Existing allotment.	Yes
<u>2.2 Site Coverage</u> Floor area: Sites <450m ² - 300m ² Sites 450-599m ² - 330m ² Sites 600-899m ² - 380m ² Sites >900m ² - 430m ² Site Coverage: Sites <450m ² - 60% Sites 450-599m ² - 50% Sites 600-899m ² - 40% Sites >900m ² - 40%	262.7m ² 45%	Yes Yes
<u>2.4 Landscaping</u> Deep soils area: Sites <450m ² - 15% Sites 450-599m ² - 20% Sites >600m ² - 25% Min. dimension – 2.5m At least half located within rear setback	41% Min. 2.5m Appropriate allocation of deep soil areas provided within rear setback area.	Yes Yes Yes
<u>2.4 Layout and Orientation</u> Orientate new development to maximise solar access and natural lighting. Site dwelling to avoid casting shadows onto neighbouring dwellings POS, living areas and solar cells. Provide natural ventilation. Site POS to avoid existing	North to front, appropriate solar access and natural lighting provided given the orientation of the site. Shadows minimised to living areas, POS areas and solar panels of neighbouring properties. Shadows cast largely over secondary frontage. Provided. Suitable location of POS area.	Yes Yes Yes Yes

shadows cast by nearby developments.		
<u>2.5 Height</u> Max. 2 Storeys Max. Wall height – 7m where LEP indicates 8.5m height Max. Wall height – 8m where LEP indicates 9.5m height. Max. FGL 1m Retaining walls Max. 3m on steep sites Max. 1m all other sites Cut and Fill Max 1m cut Max. 0.6m fill Engineers details required where cut / fill >1m.	First floor additions proposed, results in two storey development. <7m at highest point. N/A <1m <1m high retaining walls required. <1m cut proposed for dwelling, inground swimming pool requires cut which is considered reasonable. Max. 600mm fill. Capable of complying.	Yes Yes N/A Yes N/A Yes Yes Yes
<u>2.6 Setbacks</u> Lots <12.5m wide Front – Min. 5.5m from building line. Side – 0.9m Rear – 6.0m <i>Lots >12.5m wide</i> Front – 6.0m or average of streetscape. Side – 1m Secondary Frontage – 2m Rear – 6m	N/A Existing – no change to the front façade proposed. 928mm to follow the existing setbacks of the dwelling, minor variation considered reasonable in this instance to allow for suitable internal amenity. N/A >6m to dwelling.	N/A No Change. No* N/A Yes

<p><i>Outbuildings</i> External wall Height >2.7m min. 450mm setback. Wall height <2.7m may encroach.</p>	<p>Wall height <2.7m.</p> <p>The proposed garage is located to the rear of the site and setback 290mm from the boundary. The wall height of the garage is 2.4m and being located along the adjoining properties side boundary, will not have any detrimental impact upon spatial patterns or POS areas of the adjoining site. The garage is considered to be appropriately sited for the allotment to provide two on-site parking spaces. The proposed setback is considered reasonable to the detached garage and will not have any detrimental impact upon the streetscape or surrounds.</p>	<p>For Councils Consideration</p>
<p><i>Exceptions</i> Articulation elements permitted to encroach 1.5m into front setback</p>	<p>N/A</p>	<p>N/A</p>

*Side Setbacks – The required minimum side setback as per Councils DCP is 1m. The side setback proposed is 928mm to the western elevation, which best meets with the Australian Standard requirements for building separation, while allowing for a suitable internal width of the addition that will best fit with the front portion of the dwelling being retained. The minor variation would have a detrimental impact upon the amenity and functionality of internal floor design of the addition. The variation is considered minor overall and is capable of meeting with the relevant ASs and has the best outcome for blending the existing and proposed designs.

The additions are still able to achieve the setback objectives as outlined below:

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

The front setback is maintained and therefore the street edge remains suitably defined. The proposed side setback is capable of maintaining the established spatial proportions of the street, being behind the existing dwelling, the existing spatial proportions of this dwelling remain unchanged. Most dwellings have one increased side setback to cater for a driveway/carport and a reduce setback to one side, in keeping with this proposed as viewed from the streetscape. The minor variation will not be noticeable from the street and therefore the desired spatial proportions are capable of being achieved.

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

Limited landscaped areas are currently provided to the existing dwelling, with the front setback containing manicured lawns and hedge gardens rather than specific landscaping. The setback and limited landscaping is in accordance with surrounding properties, with limited side setbacks currently being landscaped. As limited landscaping exists, it is not considered reasonable to require it for the addition when the existing dwelling and streetscape do not provide this.

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

Adequate space within the front and rear setbacks is capable of providing new trees should these be required. Trees exist along the street, with minimal trees provided within front and rear setbacks of adjoining properties. In this instance, the proposal is considered to meet with the existing landscape character of the area.

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

The proposed additions are shown to have minimal amenity impacts upon the surrounding properties. Shadows cast as a result of the additions are considered to be of a reasonable extent that have minimal amenity impacts, with shadows cast unlikely to have any further impact than existing shadows cast by surrounding properties and existing development. Windows along the western elevation requiring the variation are to ground floor walk in pantry and upper floor bathroom. Obscure glazing is provided to the bathroom, with WIP unlikely to be highly trafficable/habitable room that would encourage overlooking. The setback in this case is considered to be reasonable to limit any privacy or amenity impacts upon the adjoining property.

As with the above variation, the setback control is also subject to heritage controls and objectives. The setback is capable of maintaining these objectives also, ensuring the development is of a reasonable design to protect amenity and spatial patterns. The objectives outlined under the heritage chapter are *to ensure that characteristic streetscapes are maintained and enhanced and maintain the predominant and characteristic front setback along the street*. These objectives are largely concerned with the front setbacks and front portion of development. As the rear addition does not extend beyond the existing front portion of the dwelling, the side setback is considered reasonable to maintain the characteristic streetscape spatial separation. The addition is considered to be in keeping with a number of side setbacks along the street which are reduced along one side to accommodate driveways/carports.

The side setback is considered reasonable for the site and will maintain the established street setback pattern. The addition will maintain the spatial separation of the streetscape and when viewed from the street will not be noticeable or appear out of character being behind the existing portion of the dwelling.

In this instance, the proposed western side setback is considered reasonable as there will be no amenity impacts to adjoining priorities (privacy or solar access), the spatial setback pattern of the streetscape remains unchanged and the addition will not be noticeable from

the street being behind and having a slight increase in setback from the existing portion of the dwelling. The setback is considered to maintain the required setbacks as per building requirements and will have the best outcome for the internal design of the addition.

It is requested Council further consider the variation given the proposal is able to maintain the objectives of the control and there is not detrimental impact beyond a compliant proposal.

<u>2.8 General Design</u> Contemporary design acceptable where subject site or adjoining lots are not heritage listed.	The additions and alterations proposed result in an extension of the dwelling to the rear. No changes are proposed to the front façade to maintain the character of the conservation area. The proposed alterations are in keeping with development in the area and will complement the streetscape and existing front portion of the dwelling. The proposal is considered to be in keeping with the landscape character of the area and will not have any detrimental impact on heritage conservation values.	Yes
Entry and front door to be clearly identifiable from street.	Entry located within front façade and clearly identifiable from the street.	Existing
At least 1 habitable room within front façade.	Habitable room located within front façade.	Existing
Principal living area and bedroom Min. dimension 3.5m.	Proposed living room >3.5m dimension. Primary Bed existing.	Yes
Secondary bedrooms min. dimension 3m.	Bed 1 and Bed 2 existing, no changes proposed. Bedroom 3, min. dimension 3m and bed 4 min. 3.13m.	Yes
Address street frontage(s)	Proposed dwelling is considered to suitably address the street frontages through the location of the front portico and entry door and appropriate articulation of the secondary façade.	Yes
Max wall length: Street façade – 4-6m Side elevations – 10-15m	Appropriate wall lengths and articulation provided to break up the walls.	Yes

<p><u>2.9 Roof Design and Features</u> Simple pitched roof in keeping with surrounding developments.</p> <p>Max. roof pitch – 30°</p>	<p>Pitched roof proposed in keeping with the existing dwelling and established streetscape.</p> <p>New roof located below existing roof to ensure minimal impact. Roof pitch and design considered appropriate for addition, with pitch of 22 degrees proposed.</p>	<p>Yes</p> <p>Yes</p>
<p><u>2.10 Solar Access and Overshadowing</u> Primary living areas to receive min. 2hrs sunlight between 9am and 3pm on June 21st.</p> <p>POS areas to receive min. 2hrs sunlight between 9am and 3pm on June 21st to 50% of the area.</p> <p>Min 2hrs solar access to adjoining properties between 9am and 3pm on June 21st.</p>	<p>North is located to the front of the site, with existing bedrooms to remain. The rear addition will not have any detrimental impact upon the solar access to primary living areas. The proposed addition is limited in rear solar access given the orientation of the site.</p> <p>The POS areas are able to receive suitable solar access throughout the year.</p> <p>Solar access largely remains as per the existing conditions given design and suitable setbacks of the proposed addition.</p>	<p>Yes</p> <p>Yes</p> <p>Yes.</p>
<p><u>2.11 Visual Privacy</u> Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site, and to minimise direct overlooking of rooms and private open space Narrow windows or raised sill heights to be used to limit overlooking.</p>	<p>Privacy between the dwellings and the adjoining sites is able to be achieved as living areas are orientated largely to the rear. Windows to the side elevations, have been suitably designed and setback to ensure minimal impact upon privacy of surrounding dwellings. Suitable setbacks and locations of the windows ensure the privacy between the dwellings and the POS areas will be maintained. Upper floor windows to the side are limited to a bathroom window on the western elevation, with other windows orientated to overlook the secondary street or rear setback. Visual privacy is considered to have been</p>	<p>Yes</p>

	suitably addressed.	
<u>2.12 Acoustic Privacy</u> Protect sensitive rooms from likely noise sources such as major roads or neighbouring living areas. Address all requirements in ' <i>Development Near Rail Corridors and Busy Roads (Interim Guideline)</i> '	Living areas and bedrooms have a suitable building separation distance to ensure acoustic privacy is maintained. N/A	Yes N/A
<u>2.13 Fences</u> Front fence max. 1.2m high. Side fencing max. 1.8m, but must taper between building line to front boundary to 1.2m.	Max. 1.2m high timber picket fencing. Colourbond replacement fencing capable of complying.	Yes Yes
<u>2.14 Outbuildings and Swimming Pools</u> <i>Outbuildings</i> Max. height 4.8m Wall height 3.5m <i>Swimming Pools</i> Not to be located in front yard. Min. setback of 1m from side/rear boundaries.	3.4m 2.4m Proposed to rear yard. >1m setback to side and rear boundaries to waterline.	Yes Yes Yes Yes

* * *

Conclusion with respect to DCP requirements

The proposal is considered to reasonably satisfy the objectives of the relevant design provisions relating to dwellings as contained within the Canterbury Development Control Plan 2012.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed additions and alterations will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling maintains generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing area designed for low to medium density housing. The site is within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The development can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions Canterbury LEP 2012, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Canterbury Local Environmental Plan 2012 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of the rear additions and alterations will complement and blend with the existing residential character of Hurlstone Park. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
May 2023
Amended July 2023