

STATEMENT OF ENVIROMENTAL EFFECTS

2 Allibone Street Ashbury NSW 2193

PROPOSED ALTERATIONS

August 2023



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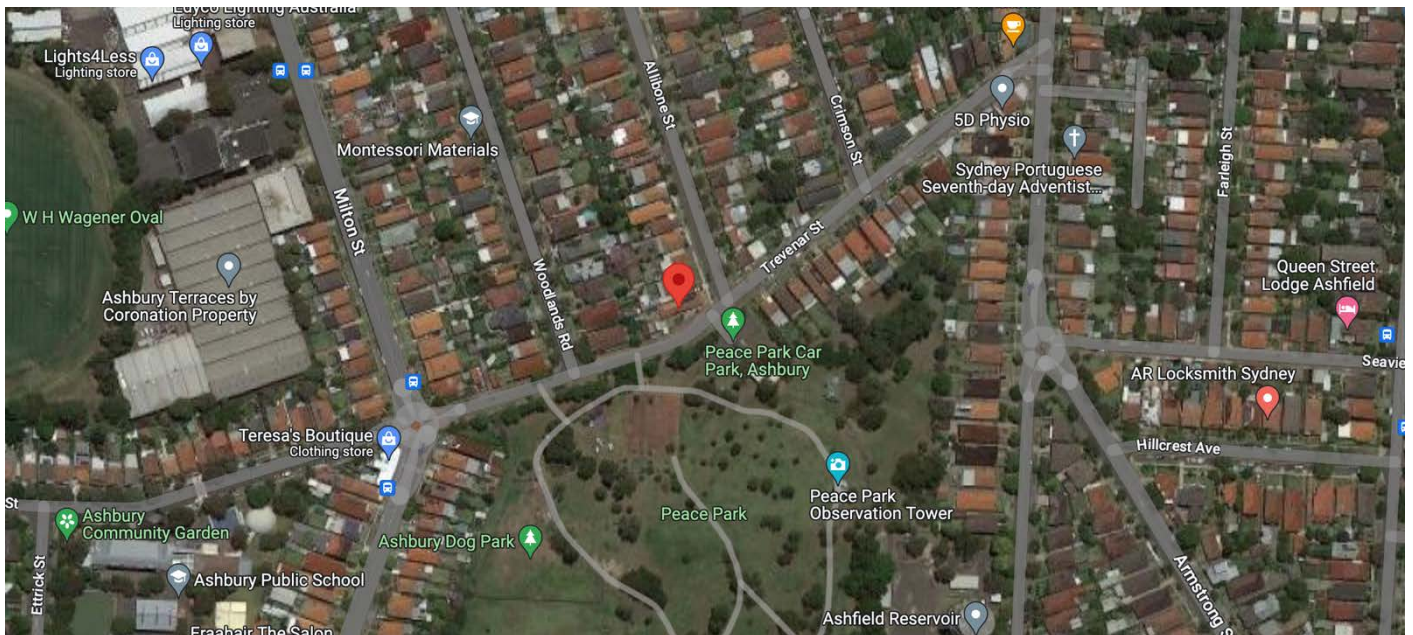
INTRODUCTION

This submission outlines the proposed alterations to the rear of the existing dwelling at 2 Allibone St, Ashbury NSW 2193. The subject site is indicated with the red arrow in Figure 1 below. This site has an existing residential dwelling built after [or in] the 30's as an Inter-war Bungalow. Although is not listed as a heritage item (by the State Heritage Register under the auspices of the NSW Heritage Act 1977).

SITE AND LOCALITY

The land is identified as Lot 21 in D.P7011. The subject site is located along the western side of Allibone Street, Ashbury. The site is situated in a mixed double and single storey streetscape in generously sized plots with lush greenery (Figure 1). The property has a corner street frontage with car access gained through a driveway from Trevenar Street and foot access through Allibone Street.

Figure 1 - locality plan



The 584.55m² site has a depth of 17.43m and width of 40.055m (figure2). The existing ground level in the site rises approximately 0.78m from the front boundary to the rear boundary (from east to west). Currently the site is occupied by a single storey dwelling with a pitched tile roof and the garage on the southern side.

The existing building has had a few adjustments over its lifetime, notable ones include the addition of the carport to the rear of the site and an extension built in the late 70's which mimics the original late Interwar bungalow style. Currently the site has large areas of concrete paving at the southern and western sides of the with metal garden and garage sheds and metal carport.



Figure 2 - site photo

The site is a corner block, surrounded by low residential Californian and Interwar Bungalows. Facing south is Peace Park, which used to contain a brick storage unit. Screening from the street (South) is provided by the boundary fence and proposed vegetation will assist with this. The site experiences large quantities of sun exposure due to the lack of tall vegetation/structures around it.

SUPPORTING DOCUMENTATION

In support of the application the following documents are provided;

Application Form - Submitted by Katrina Lee
Submitted on behalf of the applicant and completed by Integrated Design Group

Survey to AHD - prepared by Conolly Surveying

Architectural Drawings - prepared by Integrated Design Group
The architectural drawings have been prepared in response to the Client's brief, the site context and analysis, Council's controls, and neighbour privacy considerations and define the building proposal, form and character for this submission.

Statement of Environmental Effects - prepared by Integrated Design Group
This document seeks to outline the relevant controls and compliances as required by The Hills Shire Council and the Planning Act.

Waste Management Plan - prepared by Integrated Design Group

Assists in identifying the type of waste that will be generated and will advise Council of how waste intends to be reused, recycled, or disposed of.

Erosion Sediment Control Plan - prepared by Integrated Design Group

Assists in outlining how erosion control and soil and water management will be achieved on site including ongoing maintenance of structures.

Storm Water Plan - prepared by Inline Hydraulic Services

The Storm Water plan provides a means of sequestration of rainwater and will advise Council of how waste intends to be processed or disposed of.

Heritage Report - prepared by Wier Phillips Heritage

This report provides an individual study of both the dwelling and surrounding streetscape to help contextualise the significance of proposed additions. Likewise, the document supports the additions proposal in its response to conservation design objectives.

Notification plans - prepared by Integrated Design Group
A4 documents are provided for notification as required by Council.

PROPOSED WORKS

Works include demolishing parts of the existing roof to build a small 35.5m² attic addition, the size of the room aims to build on the existing structure. The materiality of the external form was carefully considered to respond to the existing colours and formal qualities of the existing building, creating an almost seamless addition to the structure.

Additional works include the removal freestanding existing external elements. These include the Carport, Garden Shed and Garage (West of the site) and surrounding Hardscape.

The existing footprint is to be refurbished into a Garage/Carport and Music room (replacing the existing carport). This will provide a family-oriented zone with a bathroom/laundry and additional storage for the residences. The external profile and materiality aim to compliment the extant dwelling.

The reduction of hardscaping will allow greater connection to Peace Park and will provide a sound barrier from Trevenar Street. The buffer will also create greater frontage and enclosure for the private yard area.

LEP CONSIDERATIONS

The subject site is zoned Low Density Residential R2.
The relationship of the proposed development to the LEP is outlined in the table below:

Canterbury Local Environment Plan 2023

LEP Clause	LEP item	LEP Objectives / Controls	Relevant aspects of proposal and design considerations	Compliance
Land Use Table	R2 low density residential zone objectives	<p>To provide for the housing needs of the community within a low density residential environment.</p> <p>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</p>	<ul style="list-style-type: none">Expanded landscape areas.Design has been carefully considered in context to surrounding areas.Design Providing for growing needs of occupying family	Yes

DCP CONSIDERATIONS

Canterbury Development Control Plan (DCP) 2023

The relationship of the proposed development to Part C of the DCP is outlined in the table below:

DCP Clause	DCP Item	DCP Requirements	Relevant aspects of proposal and design considerations	Compliance
C5.2.2	Site Coverage	<p>To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.</p> <ul style="list-style-type: none"> (For lots between 450m2 to 599m2) '330m2 Building footprint, 45m2 Maximum of all Outbuildings, 50% Maximum Site Coverage of all Structures on a Site' (Table C1.1). 	<ul style="list-style-type: none"> Increased private communal area due to redeveloped external space. (>50%) 36.9% gross floor area 	Yes
C5.2.3	Landscaping	<p>To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.</p> <ul style="list-style-type: none"> To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration. (For lots between 450m2 to 599m2) '20% Minimum Deep Soil Area (% of site area) 	<ul style="list-style-type: none"> Landscape provides screening from street and compliments external scenery. Proposed increase of deep soil area to facilitate rainwater infiltration. (<20%) 27.4% gross deep soil area 	Yes
C5.2.5	Height	<p>To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.</p> <ul style="list-style-type: none"> A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. 	<ul style="list-style-type: none"> External material, form and colours have been carefully selected to ensure continuity with surrounding area and local aesthetic. Attic is 6.050m from Ground Level to Finished Roof Level. 	Yes
C5.2.6	Setbacks	<p>To establish the desired spatial proportions of the street and define the street edge.</p> <ul style="list-style-type: none"> To limit the scale and bulk of development by retaining landscaped open space around. To provide sufficient separation between buildings and adjacent land to limit the visual, environmental, and likely 	<ul style="list-style-type: none"> All proposed works sit within setback requirements. Development responds to previous structures footprint. 	Yes

		potential amenity impacts of new development.		
C5.2.7	Building Separation	<p>To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy, and general amenity for existing buildings.</p> <ul style="list-style-type: none"> To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone. 	<ul style="list-style-type: none"> Proposal has preserves local design appearance. Retention of existing footprint. Increase of solar gain for living areas. 	Yes
C5.2.9	Roof Design and Features	<p>To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.</p> <ul style="list-style-type: none"> To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces. Pitched roofs should not exceed a pitch of 30 degrees. Relate roof design to the desired built form and context. Roofs with greater pitches will only be considered on merit considering matters such as streetscape, heritage value and design integrity. 	<ul style="list-style-type: none"> Roof extension maintains continuity of surrounding designs, includes a gable end. With advice with heritage consultant pitches have matched existing building at 31 degrees. 	Yes

C5.2.10	Solar Access and Overshadowing	<p>To ensure habitable rooms have reasonable daylight access.</p> <p>To minimise overshadowing of primary living areas, private open space, and solar roof top systems.</p> <ul style="list-style-type: none"> To enable occupants to adjust the quantity of daylight to suit their needs. Dwellings must comply with the following: 	<ul style="list-style-type: none"> Due to northern orientation, sunlight has minor effect on neighbouring buildings. Building addition meets all the listed requirements. 	Yes
C5.2.11	Visual Privacy	<p>To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.</p> <ul style="list-style-type: none"> To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space. To promote passive surveillance of public and semi-public areas. To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night. To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space. To promote passive surveillance of public and semi-public areas. 	<ul style="list-style-type: none"> The direction of window's are Southern facing, looking toward the Peace Park. The dormer will also be set behind timber screening panels as such views to the addition from the Peace Park will be minimal. 	Yes

C5.2.15	Building Services	<p>To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.</p> <ul style="list-style-type: none"> Facilities should not be visually obtrusive and should not detract from soft landscaped areas that are located within the required setbacks or building separations. Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes. 	<ul style="list-style-type: none"> All appliances are located either within or hidden from the external view. 	Yes
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BUILDING AREAS

Existing building areas

Areas	Total M ²	Compliance
Site Area	584.55m ²	-
Total gross floor area	149.1m ²	-
Total deep soil areas	129.13m ²	-

Table 1

Proposed building areas

Areas	Total M ²	Compliance
Site Area	584.55m ²	-
Total gross floor area	215.92m ²	(>50%) 36.9% ✓
Total deep soil areas	160.13m ²	(<20%) 27.4% ✓

Table

CONCLUSION

This proposal is contained within the existing footprint of the site, only aiding the public's view with revitalisation of the site with replacement of existing structures with a considered and responsive alteration and addition. The proposal is consistent with similar approvals in the area with collaboration with heritage consultants to aid in the designs response to its context.

Impacts on neighbouring dwellings are very minimal due to the careful consideration of the forms and levels. There will be no other notable effects on any other neighbours, relative to sunlight, privacy, or views.

We look forward to Council's consideration of this application and based on the above assessment and supporting documentation we trust the application will be viewed favourably. Should you have any queries please contact our office at your convenience.

Yours Faithfully,

Katherine Jones

Architectural assistant