

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany:

**Proposed Ground Floor Alterations and First Floor Addition to
Existing Residential Dwelling**



**Lot 970 in DP 13705, known as
4 Booragul St, Beverly Hills**

**Job No. 1974
April 2024**

Introduction

This Statement of Environmental Effects has been prepared to accompany a development application submitted to Canterbury Bankstown Council by Addbuild Master Builders.

Approval is being sought for ground floor alterations, and first floor addition to the existing single storey dwelling at Lot 970 in DP 13705 known as 4 Booragul St, Beverly Hills situated in the Canterbury Bankstown Council Local Government Area.

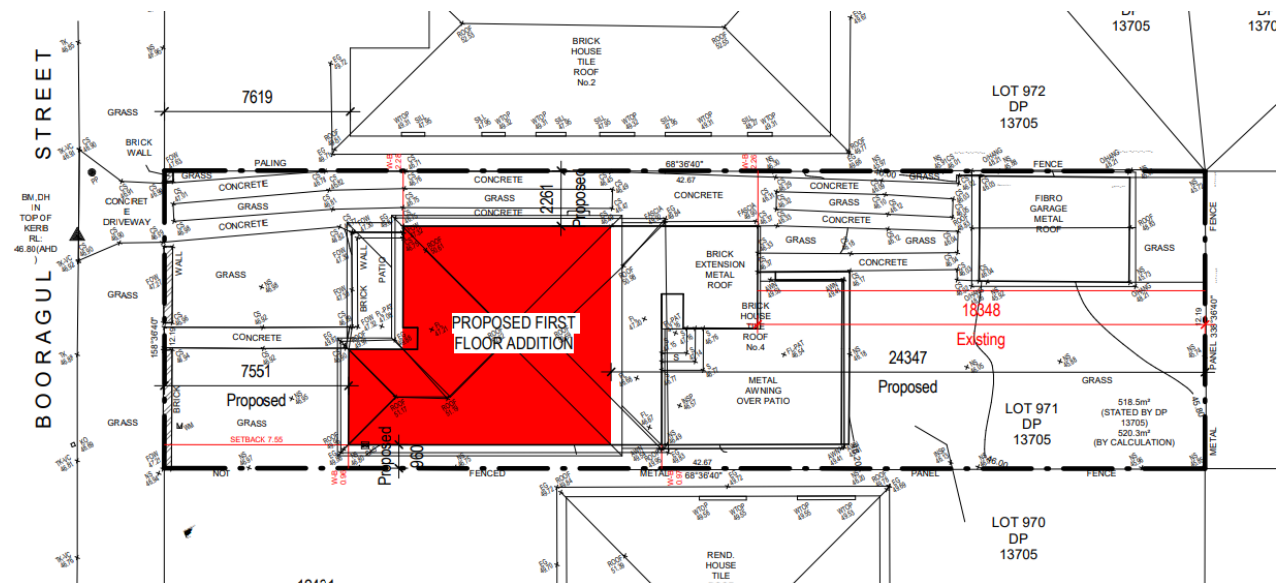
This report will seek to address a number of issues relating to the proposal including a description of the subject site and surrounding development. The report also contains a detailed description of the proposal and the relevant planning controls and assessment of the proposal having regard to the relevant controls and policy.

This report will also seek to conclude that the proposal is an acceptable development of the site and is compatible with the zone objectives and relevant design guidelines and controls, has no impact on adjoining properties or the streetscape, is consistent with the scale and form of existing residential developments in the immediate locality, and is therefore worthy of approval.

Site Description and Surrounds

Location

The site is described as Lot 970 in DP 13705 known as 4 Booragul St, Beverly Hills. The land is a standard lot bock with a primary frontage of 12.19m and is approximately 42.67m deep, providing a total land area of 518.5m².



Site Description

The subject site faces the main street i.e. Booragul Street. The site is well landscape with no vegetation required to be removed or pruned in order to accommodate the new additions. The site is serviced by sewerage, town water, electricity and phone.

The land currently accommodates a single storey detached residence with an approximate floor area of 102.58m² consisting of two (2) bedrooms, one (1) bathroom, one (1) living room, (1) kitchen/dining, (1) laundry, one (1) study, one (1) WC and patio at the rear.

Surrounding Development

The subject site is located within an established residential area containing predominantly single and two storey detached dwelling houses. The immediate locality is best described as residential in nature with a mix of detached dwellings with varied sitings and setbacks.



Source: Google Map directory / 4 Booragul St, Beverly Hills

Present and Previous Use

The site is presently used as a single occupancy residential dwelling. There is no change to this use as a result of this proposal. Due to the age of the dwelling, the use has not changed, and it is unlikely that the site was subject to any contaminating activity.

Development Proposal

The application before Council involves ground floor alterations and first floor addition to an existing detached dwelling. It is proposed to extend the existing dwelling to provide the accommodation required by the owners. Further this shall be done in a sympathetic style to the existing dwelling and those adjoining and adjacent to it thus minimising any perceived adverse impact by or upon the property.

The proposed alterations and additions consist of a first-floor addition with associated internal renovations/alterations to the ground floor of the residence.

Proposed Development

Application is to be made for alterations and addition to the existing residence that will involve the following works:

Ground Floor – Conversion of exiting bedroom 2 to pantry and addition of staircase to access first floor.

First Floor – Addition of 3 bedrooms, 2 bathrooms and walk-in-robe.

External – New tiled roof to the proposed first floor addition. Painting and external finishes in keeping with existing residence and defined character of area. The extent of the proposed works is detailed on the plans prepared by Addbuild Master Builders.

Existing Residence

Site area	518.50m²	
Existing Ground Floor	119.81m ²	
Total Gross Floor area	102.58m ²	(floor space ratio of 0.19:1)
Site Coverage	144.89m ²	Or 27%
Landscape area	193.41m ²	or 37%

Proposed Residence

Proposed Ground Floor	102.58m ²	
Proposed First Floor	73.78m ²	
Total Gross Floor area	102.58m ²	(floor space ratio of 0.19:1)
Site Coverage	144.89m ²	or 27%
Landscape area	193.41m ²	or 37%
Private Open Space	218.29m ²	or 42%

Building Controls

Standard	Requirement	Proposed	Compliance
Front Setback	5.5m	7.5	Yes
Side Setback	900mm or in line with existing ground level	2261mm on north	Yes
		960mm on south	Yes
Rear Setback	6m	24m	Yes
FSR	0.5:1	0.34:1	Yes
Private Open Space Area	40m ²	218.29m ²	Yes
Site Coverage	330m ² or 50%	144.59m ² or 27%	Yes
Landscape Area	20%	37%	Yes
Height Limit	8.5m	8.3m	Yes
Roof pitch	30°	25°	Yes

Development Compliance

In providing this preliminary review (assessment) of the proposed development, consideration has been given to the following statutory and non-statutory controls:-

- Environmental Planning & Assessment Act 1979
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control 2023

The subject land is zoned **R3 Medium Density Residential**

The proposal constitutes alterations and additions to the existing *dwelling house* and is therefore permissible in the zone subject to Council consent. The works proposed do not constitute Complying Development under the LEP. The site is neither listed as a Heritage item nor it is located in a heritage conservation area. The subject site is not subject to any major development constraint, risk, hazard or Council policy restricting the type of works proposed.

Open Space and Landscaping

The proposed ground floor and first floor works are within the existing building footprint, and it is not proposed to remove or prune any trees as a part of this proposal. It is not envisaged that any works will detract from the existing landscape, scenic quality and the existing private open space area and essentially enhances the amenity and usability of existing open space.

The existing landscaping is to remain onsite to maintain the landscape character and privacy. It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and will successfully integrate into context of the subject site and its surrounds.

Sunlight Access and Overshadowing

Based on the orientation of the subject and adjoining sites and the “real” change to the existing building envelope, it is considered that the first-floor works will not have any adverse impact on adjoining properties when measured on the Winter solstice (21 June).

Privacy and Security

The proposed first floor addition creates no concern with regards to privacy or overlooking issues for the residences on each side of the subject property.

Managing Construction or Demolition

Tree protection

It is not anticipated that any significant vegetation, potentially impacting on the landscape character of the area, will require removal or pruning as part of this application.

Stormwater & Utility Service

The site is fully serviced by sewerage, water, electricity and phone line. The proposed additions do not increase the site cover from that existing, therefore, there is no increase in stormwater discharge than that currently being discharged from the site and due to the nature of the development, all new downpipes shall be connecting to the existing disposal system.

The existing roof area is serviced by an existing roof water disposal system of gutters, downpipes and stormwater drainage lines which discharges the stormwater to the existing gutter system of drainage.

New downpipes from the proposed addition are to connect to existing stormwater; existing stormwater line and discharging point remain as is. Waste management will be as per Council's normal waste collection service.

Waste Management

Waste Management will occur as per the waste management plan submitted for assessment with this application. During both the demolition and construction stages, demolished and waste materials shall be taken away by a waste contractor who sorts all waste at their depot and recycles (value adding) wherever possible, thus minimising landfill. Further, materials ordered for construction are measured accurately and have realistic waste allowances only where necessary.

Left over materials where possible are stored for use on future similar projects. It is proposed to reuse most of the materials from the existing roof to construct the new. If up to standard, these materials being reusable are roof timbers and roof tiles, the reuse of these materials reinforces environmentally sustainable principles.

Management of domestic waste from use is the owner's responsibility, however, they currently sort all waste and recycle wherever possible. It is envisaged that at the completion of this project there will not be any significant increase in the quantity of waste generated from use of the site.

Waste management will be as per Council's normal waste collection service.

Conclusion

The proposed alterations and additions to the existing dwelling is consistent with Council's aims and objectives relating to dwelling houses and is consistent in scale, character, and appearance of the existing development in the locality.

The proposal appears to meet the required design standards with respect to height, setbacks, private open and landscaping.

It is considered that the proposal will complement the character of this part of Beverly Hills. The proposal is in keeping with the character of the existing dwelling in its current form and will not have any unreasonable impact on the amenity of the adjoining properties. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Therefore, given the merits of the proposal and the absence of any adverse environmental impact, the application is considered worthy of Council support.