

Statement Of Environmental Effects of Modification to Approved Garage and Attached Covered BBQ Area

**Under Section 4.55 Modification Application
for Approved DA 554 / 2015**

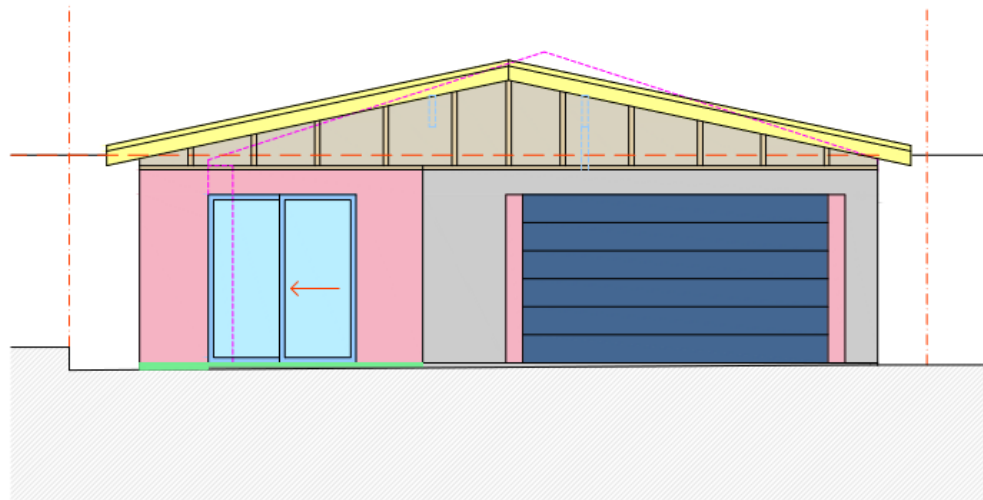
**Located at
41 Allambee Crescent,
Beverly Hills NSW 2209**

**Prepared by
LOKSTOK Building Design**

Sept 2024

Pasquale Valenzisi
Mobile: 0416 056 848
Email: paskvalenzisi@gmail.com

For Mr Michael Galimi



Introduction

This statement accompanies the Section 4.55 Modification Application for proposed alterations to the rear of the property located within Lot 931, in DP 13705 at No. 41 Allambee Crescent, Beverly Hills NSW 2209

This statement of support which seeks development consent takes into consideration the environmental impact of the proposal and indicates steps taken to mitigate any likely adverse environmental impact.

The Proposal

The proposal involves part demolition (refer to plans) to the existing uncompleted Garage & Covered BBQ Area.

The existing outbuilding is unfinished except for masonry walls which form the structure as shown in attached plans.

The proposal includes the addition (1000mm side setback from the northern boundary) of a masonry wall with fenestration which will enclose a Games Room adjoining the adjacent garage.

The uncompleted covered BBQ area will be modified into a Games room for family use.

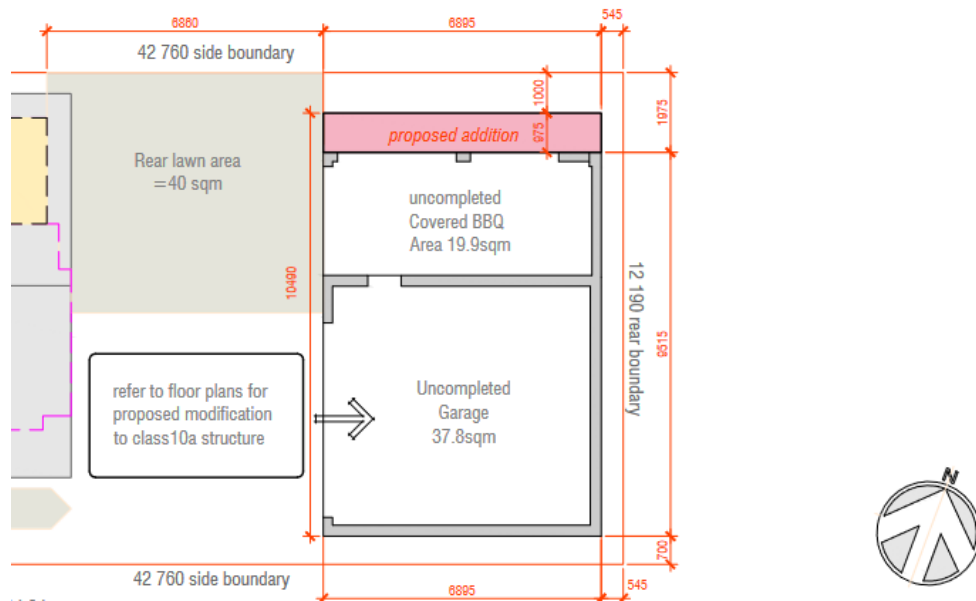


Image 1: Existing floor plan of Garage & BBQ area

The proposal has been designed to meet the objectives and controls of Canterbury Bankstown Development Control Plan 2023:

Chapter 5 Residential Accommodation.

5.2 – Former Canterbury LGA.

Section 2- Dwelling Houses & Outbuildings

The Site

The property has a site area of 521.2 m², with frontage of 12.190m and depth of 42.760m.

The site is zoned R3 – Medium Density Residential and located in Beverly Hills within the former Canterbury LGA.

The land falls gently from east to west, from the rear and falls to the front. Existing features on the subject property and the surrounding area are shown on the accompanying drawings and survey.

Compliance with Development Controls

Proposed Development

The proposal adopts good urban design principles, maintains visual compatibility with the existing character of the surrounding locality.

The proposed modification is compatible with the streetscape and the development on site.

Bulk and scale, solid and void of the proposal have been addressed to be consistent with the surrounding area – Refer to architectural drawings.

Overall the proposal achieves a level of high quality design and is compatible with the character of Canterbury residential area and achieves the aims set out in Canterbury Bankstown DCP 2023.

2.2 Site coverage

Objectives

O1 & O2

Objective O1 & O2 of Canterbury Bankstown DCP have been addressed.

The proposed achieves improved levels of residential amenity with the modification of BBQ area into the proposed Games Room. This modification utilizes the existing structure to meet the objectives of O1 and O2.

Development controls

- C1** All development must comply with the numerical requirements contained in the table below:

Site Area	Maximum area of building footprint	Maximum floor area of all outbuildings	Maximum site coverage of all structures on a site
Up to 449m ²	300m ²	30m ²	60%
450m ² to 599m ²	330m ²	45m ²	50%
600m ² to 899m ²	380m ²	60m ²	40%
900m ² or above	430m ²	60m ²	40%

Table 1: Maximum building footprint, floor area of outbuildings and site coverage

site area= 521.2 m²
existing dwelling footprint = 168.8sqm
existing garage & BBQ area foot print = 65.6 sqm

Total Building Footprint = 234.4 sqm

Maximum area of building **footprint** - 330 sqm
The proposal meets the footprint requirements and complies.

Maximum **floor area** of all outbuildings – 45 sqm
The proposed modification achieves a floor area of 61.8 sqm.



Image 2: Existing surroundings of No 41 Allambee Cr

The rear side area of No. 41 between the uncompleted BBQ area and adjacent fence to No 43 boundary, is unutilized space.

The proposed addition of the Games Room achieves a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of building.

Given the existing structure, minor modification, and meeting the objectives of layout and orientation as setout in DCP, we ask Council to consider this at their discretion for approval.

Maximum **Site coverage** of all structures on site – 50%
The proposal achieves 45% and therefore complies.

2.3 Landscaping

Objectives

O1 & O2

Objective O1 & O2 of Canterbury Bankstown DCP have been addressed.

The proposal has an established front yard of 74sqm and rear lawn area and Private Open space of 40sqm with a driveway lawn strip of 20sqm giving a total of 134sqm – 25% of site area. This complies with Table 2.

Development controls

C1 Deep soil permeable areas must be provided in accordance with the table below:

Site area	Minimum deep soil area (% of site area)
Up to 449m ²	15%
450m ² to 599m ²	20%
600m ² or above	25%

Table 2: Minimum deep soil areas

2.6 Setbacks

Setback	Controls
Side Setbacks	<ul style="list-style-type: none"> External wall height over 2.7m a minimum setback of 450mm from the side boundary. External wall height not exceeding 2.7m may encroach into the minimum setback area.

Table 5: Outbuildings (including alterations and additions)

The proposal meets the requirements of Table 5.

The existing setbacks are as per attached survey with a wall height over 2.7m with setback greater than 450mm. Setback of 545mm(rear boundary) and 700mm setback on southern boundary and the proposed setback to northern boundary will be 1000mm. All setback requirements comply.

2.14 Outbuildings and swimming pools

Objectives

Development controls

Outbuildings

The proposal meets the development control objective:

C1, C2, C4,C5, C7, C8,C9,C10,C11 and C12

C3 The maximum site cover of the outbuilding is:

(b) 45m² where the site is 300m² to 600m² in area

The proposed modification achieves a floor area of 61.8 sqm.

The proposal meets the floor area requirements of garage only.

Given the existing structure and minor modification, we ask Council to consider this at their discretion for approval.

C6 The maximum building height for the outbuilding is 4.5m above ground level (existing).

The existing outbuilding is unfinished except for masonry walls which form the structure as shown in attached plans.

The existing rear masonry wall will be modified to achieve a proposed roof ridge height of RL 48.73 which will be 170mm below maximum Roof building height measured from lowest RL 44.40 at natural ground level.

There will be no adverse impact to adjoining outbuildings and surrounding area.

(see Image 2: Existing Surroundings to No 41 Allambee Cr)

Given the existing structure and minor modification, we ask Council to consider this at their discretion for approval.

Waste Management

All waste created during the demolition and construction process will be separated for recycling, where possible, or disposed of in accordance with state government waste minimisation requirements.

The existing waste storage recycling bins will be maintained

Ongoing household waste management will be in accordance with Council's requirements, using local garbage collection

services together with recycling of suitable materials through Council's recycling service.

Conclusion

We consider that the proposed minor modification to the proposed development will have little impact on the amenity of adjoining properties and meet the objectives and controls of Canterbury Bankstown Development Control Plan 2023:

Chapter 5 Residential Accommodation.

5.2 – Former Canterbury LGA.

Section 2- Dwelling Houses & Outbuildings.

We have taken into consideration the environmental impact of the proposal and have indicated steps to mitigate any likely adverse environmental impact. Having addressed the issues raised with this development, we seek development consent.

