

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED FIRST FLOOR ADDITION TO EXISTING COMMERCIAL PREMISES AT: 77 - 83 Canterbury Road, **CANTERBURY**

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Architecture

Interior Design

Urban Design

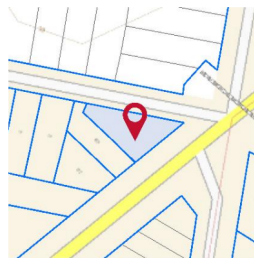
Planning

Heritage Conservation

Sustainable Design

The proposed development is for first floor addition of storage room to existing commercial premises.

The development complies with Development Control Plan 2023 – Chapter 8.2 (As Amended August 2024) and this Statement will address the constraints and design guidelines set out by this Plan.



Property Details

Address: 77 CANTERBURY ROAD CANTERBURY 2193
Lot/Section /Plan No: 1/-/DP74603
Council: CANTERBURY-BANKSTOWN COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Canterbury-Bankstown Local Environmental Plan 2023 (pub. 23-6-2023)
Land Zoning	B2 - Local Centre: (pub. 23-6-2023)
Height Of Building	11 m
Floor Space Ratio	2.5:1
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Local Provisions	Area 2

OBJECTIVES

The proposal complies with Council's objectives in the following:

- To retain and enhance the existing streetscape.
- To ensure, adequate car parking is available and minimise on-street parking.
- To retain visual and auditory privacy to adjoining properties.
- To ensure dwellings have adequate daylight and sunlight.
- To enhance appearance of development & privacy by means of landscaping and architectural articulation.

SPECIFIED STANDARDS AS PER DEVELOPMENT APPLICATION

S i t e A l t e r a t i o n s

Demolition small part of the Ground floor Rear Premised to #77 and erection of First Storey Store Room.

B u i l d i n g F o r m

Council was consulted during the design process, and careful attention was put towards character form and variation in materials to ensure that there is enough interest evoked in the aesthetics of the development, without it becoming overbearing or out of context. The aim was to retain the existing fabric as much as possible and retain the character same along with external features and colours.

P r i v a c y a n d V i e w s

There will be no intrusion upon the privacy of other residence, or upon the privacy of the houses on the adjacent properties; nor will there be any impact on the views of neighbouring properties.

N a t u r a l L i g h t i n g

Building existing orientation achieves adequate sunlight penetration is achieved into the premises throughout the year.

D r a i n a g e

The proposed stormwater drainage will be gravity-fed, towards the existing drainage system.

P r i v a t e O p e n S p a c e

Not Applicable to this application

L a n d s c a p e A r e a

The proposal retains the existing landscaping form and deep soils.

S o l a r A c c e s s

Not Applicable to this application, although we have shown shadow cast studies.

L a n d s c a p i n g & S c e n i c Q u a l i t i e s

Nil

T h r e a t e n e d F l o r a & F a u n a

Nil

S h a d o w D i a g r a m

The shadows levels will not generate unacceptable levels of shadow on to adjoining residents. Sunlight per day to all areas will exceed the minimum of 3 hours.

E n e r g y E f f i c i e n c y

East to West aspect is provided to all areas of living, which will assist in natural heating in winter. The method of construction will also assist energy efficiency in winter and summer.

N o i s e A t t e n u a t i o n

The proposal will be constructed of safeguard the amenity of the occupant from noise. The floor plan layout will provide a high level of acoustical privacy between residences.

P r e s e n t & P r e v i o u s U s e s

Currently commercial B2 Local Centre Zoned, with Commercial Use.

S o i l & w a t e r

All soil & water facilities are existing and present onsite.

H e r i t a g e

Nil.

Table of Compliance

DESIGN CALCULATION DATA

TOTAL SITE AREA : 366.70 m²

ALLOWABLE FSR : 916.75 m²
(250%)

PROPOSED FSR : 449.25 m²
(133%)

AREA CALCULATION DATA

TOTAL SITE AREA : 366.70 m²
SITE COVERAGE DIAGRAM : 293.82 m²

GROUND FLOOR AREA : 245.51 m²

FIRST FLOOR AREA : 203.74 m²

TOTAL : 449.25 m²

Summary

1. The development complies with Development Control Plan 2023 – Chapter 8.2 (As Amended August 2024)
2. The Proposed Development will have minimal effect on the existing environment.
3. The proposed development has been designed in the context of the surrounding developments.
4. The proposed development is worthy of approval.
