

STATEMENT OF ENVIRONMENTAL EFFECTS

COUNCIL:
CANTERBURY-BANKSTOWN COUNCIL

SUBJECT SITE:
No. 31A Augusta St, Condell Park NSW 2200
LOT X – DP 407721



PROPOSAL:
Detached secondary dwelling

OWNER:
Mr. Boulas Taouk

PREPARED BY:
ATRIUM Design and Drafting
Mob. 0414 992 640

1. INTRODUCTION

This Statement of Environmental Effects, prepared by ATRIUM Design and Drafting is to accompany the Development Application for 31A Augusta Street, Condell Park NSW 2200.

The proposal involves development of detached secondary dwelling (Granny Flat) behind the existing residence on a part of the backyard free space at the subject property.

All development works will be undertaken in accordance with submitted plans and details.

2. SITE DESCRIPTION, ZONING AND SIZE OF THE LOT

The subject development land is slightly sloping from south-west towards north-east, and it is at the same slope (5%) around the existing single storey residential house and the proposed secondary dwelling.

The existing fibro-built house is in a fair condition, located at the front section of the block, facing south-east.

The subject site is known as 31A Augusta Street in Condell Park and it is located within R2 – Low Density Residential Zone (as indicated on Canterbury-Bankstown LEP 2023 Map).

In accordance with Development Controls noted in Chapter 5.1 of Canterbury-Bankstown DCP 2023, the Lot X in DP 407721, 583.6 m² in size, is specified to ensure that proposed development will be built without compromising the amenity of the future residents or neighbours, and ensure adequate space to provide ancillary aspects of the development, such as Landscaping and Private open space.

3. DEMOLISHING

Realisation of the proposed works necessitates undertaking of some demolition works, minor in nature and not involving the building structure of the existing residence. The only demo works will be cutting and removing a part of the existing concrete footpath in the section where the proposed secondary dwelling is to be built.

In addition, it is necessary to remove the existing metal shed, to provide free space for the realisation of the proposed Landscape development and Private open space.

All demolition works must be carried out in accordance with required safety measures as specified in relevant control documents in regards to the subject works.

Suitable sedimentation prevention work will be carried out around the site to prevent dust and leaks to neighbouring properties and/or public areas during the erecting of the proposed development.

4. BUILT FORM

Most of the buildings on Augusta Street are one storey residences with pitched roofs covered with tiles. The proposed dwelling will be built with the same type of roofing.

Simple form of lines with plain finishes brings all elevations to a high standard, without boring and long solid walls and in line with the prevailing suburban character of the residential area.

Achieved FSR (0.286) and Site Coverage Ratio (0.431) for the proposed development comply with the requirements of Canterbury-Bankstown LEP 2023 and SEPP (Housing) 2021.

The appearance, position and height of the proposed development do not affect amenity of the site and the character of the neighbourhood, thus making it compatible with the prevailing character of the surrounding area.

Proposed dwelling will be developed with the identical construction type as the existing residence (timber/metal stud wall frames, positioned on top of brick piers, internally covered with plasterboards and externally with weather boards or cladding elements).

5. SETBACKS

The proposed works will be carried out in the backyard free space, behind the existing metal garage, with setbacks to the existing side and rear boundary fence as detailed below:

- Setback to the existing garage (fire safety distance).....1.8m
- Side setback (for building walls height < 7.5m).....0.9m
- Rear setback (for building walls height < 3m).....0.9m

Position of the proposed Secondary dwelling complies with the requirements of Canterbury-Bankstown DCP 2023 in reference to side and rear setbacks, as well

as in regards to safety distance between the proposed development and the existing building structures (metal garage).

6. HEIGHT AND SCALE

It should be stated that the “forced” raising of the ground floor level, due to possible flooding of the subject site, does not produce a significant influence in relation to height and scale of the proposed dwelling, but it creates some difficulties in relation to neighbouring properties protection from unwanted noise and views from the elevated ground floor level of the proposed dwelling.

With modest dimensions of the proposed dwelling, with footprint that covers an area of 60m² and a pitched roof, the highest point of the roof ridge will be at 5.5m above the natural ground level, which is in compliance with the requirement of Canterbury-Bankstown LEP2023 and DCP 2023.

The size and proportion of the proposed dwelling is designed to be functional, and to reduce negative impact of its appearance onto the surrounding area. It will however produce (only for a short of period time) overshadowing of the neighbouring properties towards west side during morning hours.

7. DECKS AND BALCONIES

The proposed dwelling (as one storey building) is designed without balconies, but the main entry door will be from designed as an articulated element in a form of a deck-veranda, with four columns and flat metal roofing, that will frame the entry and protect the occupants from the elements (e.g. sun, rain and wind).

8. AUXILIARY FACILITIES

In order to create space for the proposed landscape and private open space, the existing metal shed is to be dismantled and removed from the existing position, which will affect the occupants of the existing dwelling in regards to their storage space.

To provide that space for the existing occupants as well as future secondary dwelling occupants for their own storage requirements, part of the existing metal garage is proposed to be modified with materials of the dismantled shed, to create two separated storage units.

9. VIEWS AND PRIVACY

The proposed dwelling is designed with a minimum number of windows towards neighbouring properties and those windows are for non-living areas, where occupants stay for only short periods of time, or at night time.

To provide total view and privacy protection towards neighbouring property on the west side, kitchen and bedroom 1 windows will be installed with obscured glazing.

Bathroom window is oriented towards neighbouring property on the west side, however it is small in size, and installed with the window sill 1.6m from the floor level.

Windows on the eastern façade of the proposed dwelling do not produce negative impact towards neighbouring properties, due to the greater distance to the property fence.

Installation of a privacy screen is proposed in order to address potential overlooking towards neighbours on the west side from the entrance veranda, resulting for the raising of the floor level of the proposed dwelling, in order to protect the living area from possible flooding.

10. OPEN SPACE

Sufficient space (86m²) for Private Open Space is provided at the rear of the existing dwelling, and towards eastern side from the proposed secondary dwelling. That area is proposed to be shared space, but also with opportunity for their separation of the activity for the existing and future secondary dwelling occupants.

That area will contain a clothes line, with at least three hours of full sunlight between 8.00 am and 4.00 pm at the mid-winter solstice, as specified in Clause 3.14 of Canterbury-Bankstown Council's DCP 2023.

Direct access from the living area of the secondary dwelling to the Private open space is not proposed due to significant difference in their levels requiring construction of stairs, which would reduce useful free open space.

11. LANDSCAPING AND VEGETATION

On the Council's property in front of the subject site at 31A Augusta Street is one Callistemon-Bottle brush tree.

At present, there is one tree planted in the backyard, and two shrubs planted in the front yard of the subject site, which would need to be removed for the realisation of the proposed Landscape concept and the following reasons:

- In the north-eastern corner of the subject site is a mature mimosifolia-Jacaranda tree, with enormous canopy, covering not only the land of the subject site, but another two properties as well. Its sheer size and production of waste (during flowering period) causes friction with the affected neighbouring property owners. Despite the provisions in Clause 3.27 of the Canterbury-Bankstown DCP 2023 in regards to retaining and protection of any significant trees, the removal of the existing tree will be compensated with planting of another significant native tree (*Harpullia pendula*-Tulipwood).
- At the front yard of the subject site there are two shrubs, a *Ligustrum lucidum*-Privet shrub, and a *Murraya paniculata*-Orange Jasmine. Both shrubs are described as invasive for animals and humans, and also for the other plants in their vicinity. Because of their current location and their invasive nature, they could not be incorporated into the proposed Landscape concept plan, thus needing to be removed.

The proposed Landscape plan is designed to comply with the requirements of Part 3.7 Landscape of Canterbury-Bankstown DCP 2023, as well as to maximise the amount of landscaped area, enhance the existing backyard area, and form a soft visual privacy screen to cover existing metal fence panels.

In order to enhance existing streetscape of the locality and the surrounding area, another tree (*Backhousia myrtifolia*-Grey myrtle) will be planted in the front yard area.

Proposed deep root trees will be planted with a minimum 3 metre distance from buildings and boundaries.

12. CAR PARKING AND ACCESS

The subject site has existing access to Augusta Street on the south boundary line. Street boundary line has existing brick fence with metal balustrade infill between rising fence columns.

Automatic sliding metal gate is installed on the driveway line crossing,

In accordance to requirements for Off-street Parking Rate as specified in Chapter 3.2 of the Canterbury-Bankstown DCP 2023, two car park spaces are already provided for and will remain behind the building line.

13. AMENITY AND ENVIRONMENTAL IMPACT

Overshadowing

The new building is designed to have no negative impact on adjoining properties and its day areas will receive a minimum three hours of sunlight between 8.00 am and 4.00 pm at mid-winter solstice.

Visual Privacy

All windows for living rooms, on the sides of the building towards neighbouring property are glazed with obscured glass, and for non-living rooms, highlight windows, with sill of minimum 1.6 metre from the floor level will reduce negative impact on neighbouring private areas and buildings.

All views from the proposed entry veranda, towards west side neighbouring properties, will be obstructed with a privacy screen, installed with a minimum height of 1.6m, measured from the floor level to the top of the screen.

Acoustic Privacy

Proposed development is designed in a manner which protects the visual and acoustic privacy of adjoining properties, with positioning of day-living rooms for the proposed secondary dwelling (Granny flat) towards south and east, towards subject site's Private open space, which is far away from the adjoining property on the eastern side.

14. FLOOD RISK

According to Canterbury-Bankstown Council's Stormwater System Report dated 09.07.2024, a Flood Study for the subject site is not required. However, a maximum flood level (PMS) is recommended at 27.2(m AHD).

To provide full protection for future occupants from possible flooding, the ground floor level for the proposed secondary dwelling was determined at 27.7 (m AHD).

The proposed development does not need to provide special measures for the protection of occupants' lives and property from possible flooding.

15. SITE SERVICES

With proposed development, all connections to the existing services will remain unchanged and will be well protected during building works.

In regards to energy rating presented in the BASIC certificate, tankless wall-mounted 26L instant gas water heater must be installed.

16. SITE SUITABILITY

The site analysis has been incorporated in this statement as described. There are no constraints placed on this type of development by the topography segregation, surrounding developments or the existing neighbouring properties.

This development would not adversely impact any other site, street or existing buildings.

Preliminary Building Envelope Table

SUMMARY OF KEY CONTROLS LOT X DP 407721	REQUIRED	ACHIEVED
LOT SIZE	min 450m ²	583.6m ²
SITE COVERAGE	max 0.5	0.431
FLOOR SPACE RATIO	max 0.5	0.286
BUILDING HEIGHT	max 7.5m	5.5m
STREET SETBACK	min 5.5m	6.8m
SIDE SETBACK (FOR MAX WALL h<7.5m)	min 0.9m	0.9m
REAR SETBACK (FOR MAX WALL h<3m)	min 0.9m	0.9m
LANDSCAPED AREA	min 20%	31.3%
FRONT YARD LANDSCAPED AREA	min 50%	66.8%
LANDSCAPE BEHIND BUILDING LINE	min 50%	50.7%
PRIVATE OPEN SPACE	min 80m ²	86m ²

16. SUMMARY OF THE REPORT

In summary, the site is suitable for this proposal in the way that the proposed development meets all Canterbury-Bankstown LEP 2023 and DCP 2023 Chapter 5.1 Residential Accommodation requirements and regulations.

This Statement has been prepared in support of a development application for 31A Augusta Street, Condell Park NSW 2200.

17. RECOMMENDATION

This development will be a major improvement to the subject location at 31A Augusta Street and the surrounding area.

As such, it is the recommendation of this report that the application be granted approval by the consenting authority.

Thank you.

Signed _____

Date: September, 2024