

Black Cow Studio
167 Cobbitty Road
Cobbitty 2570
06 December 2024

STATEMENT OF ENVIRONMENTAL EFFECT
PROPOSED DEVELOPMENT AT
19 Kenward Avenue
CHESTER HILL 2162
Lot 13A DP 36183

The existing development at the above address consists of 4 attached studio apartments, which are identical in floor plan. Each apartment consists of a lounge/bedroom with a separate kitchenette and Shower-room. Each apartment has a small front and rear verandah. There is a separate Laundry room which is shared by all four tenancies

The proposed development comprises the extension of Unit 1 and Unit 4, to convert the existing apartments into 1 bedroom flats, by adding an additional Bedroom and adjoining Ensuite. Each addition varies in size to suit the layout of the site and the space available. Unit 1 has an floor area increase of 38.66m², while Unit 4 has a proposed area increase of 22.17m². A Laundry facility has been added to Unit 1, located in the proposed Ensuite.

The housing mix within this precinct is an eclectic collection of architectural styles, with a 1990's single storey villa development on the western boundary and a more recent two-storey attached duplex development on the eastern boundary. The remainder of the street offers ex-housing commission houses in their original state, however many sites have been redeveloped in duplex's or villa reconfigurations. Kenward Avenue is a quiet residents only no-through road which terminates within 30m of the site. Access to the rear of Chester Hill High School is available at this point of Kenward Avenue, through a locked gate.

02. Compliance with Canterbury-Bankstown Local Environmental Plan 2023 (C-B LEP 2023)

FULLY COMPLIANT

The proposed additions are to be constructed using a timber frame (or equal) on a concrete slab for ease of construction, with light-weight cladding.

The proposed additions has been designed in accordance with all aspects of Canterbury-Bankstown LEP 2023.

The proposed additions are sited on a regular rectangular shaped allotment with a terrain that gently slopes from the rear boundary to the street boundary, where all services are located.

02. Compliance with Canterbury Development Control Plan 2015 (CDCP 2015)

FULLY COMPLIANT

The appearance of the addition echoes a simple style already inherent within the existing structure – featuring a simple low-pitched roof.

There is no contamination from previous uses of the land.

03. The Suitability of the Site

Developed land with all services provided.

As the land slopes towards the front of the property, all drainage and water excess will connect to the services provided by the local council, parallel to the front boundary. (see Site Plan DC-01).

The main sewer line is located towards the front of the plot, parallel to the street boundary.

There is no interference of the proposed new structure on the existing main sewer line

04. Present and Previous Land and Building Uses

Existing residential use, multiple dwelling existing. Proposed additions add area to existing usages.

05. Operation and Management

Normal residential situation.

06. Traffic, Parking and General Accessibility

The current site offers no undercover carparking and the proposed development does not alter this arrangement.

Currently, car parking is restricted to the street, with 2 car spaces available on the front lawn area of the complex.

The pedestrian access to the site is to remain as-is.

07. Privacy, Views and Overshadowing

The proposed residence is a single storey structure. Any privacy issues have been addressed as follows:

- Visual Privacy – windows facing the side boundary are protected by the existing boundary fence
- Acoustic Privacy – no impact
- Views – no impact
- Overshadowing – no impact – single storey development.

08. Air and Noise

Normal domestic household – not applicable.

09. Drainage , Soil and Water

Refer Drawing No DC-01

10. Heritage

There are no heritage restrictions applying to the development.

11. Energy Efficiency

The proposed residence promotes energy efficiency by complying with the accompanying Basix certificate.

12. Waste Management

Refer Waste Management Plan attached. Normal domestic arrangements apply.

13. Reflectivity

Refer Drawing No DC-06- Tiled roof is a medium colour – nil reflectivity

14. Colour Schedule

Refer Drawing No DC-06

15. General Accessibility

Existing access to remain

16. Erosion and Sediment Control

The proposed residence promotes Erosion and Sedimentation control by the measures displayed on the Site Plan Drawing No DC-01.

17. Site Management

Site management will occur according to details shown on the Site Plan Drawing No DC-01

18. Demolition

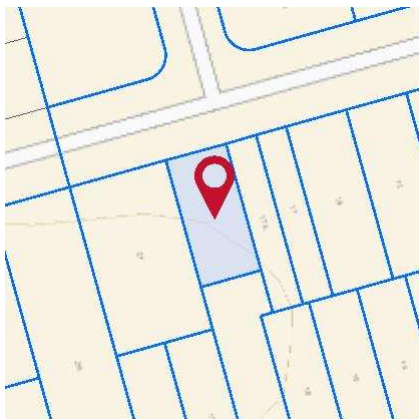
Refer Waste Management Plan

In summary this proposed residence, has no detrimental effect on the environment.

Lenard Anderson
Director, Black Cow Studio

Property Report

19 KENWARD AVENUE CHESTER HILL 2162



Property Details

Address: 19 KENWARD AVENUE CHESTER HILL 2162
Lot/Section /Plan No: 13A/-/DP36183
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	R2 - Low Density Residential: (pub. 23-6-2023)
Height Of Building	9 m
Floor Space Ratio	0.5:1
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	30 km Area 1

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Greater Sydney Tree Canopy Cover 2019 Percentage	5.46
Greater Sydney Tree Canopy Cover 2022 Percentage	9.26
Housing and Productivity Contribution	Greater Sydney - Base HPC
Local Aboriginal Land Council	GANDANGARA
Regional Plan Boundary	Greater Sydney

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