STATEMENT OF

ENVIRONMENTAL EFFECTS

FOR:

- ALTERATIONS & ADDITIONS TO EXISTING PRINCIPAL DWELLING.
- CONVERTED EXISTING GARAGE TO STORAGE FOR SECONDARY DWELLING.

Ms Thu Ha Phung

27 Northcote Street, Canterbury NSW 2193

Lot 209/ DP7053

Date: 16 Nov. 2024

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Content **Page**

1. Introduction

This Statement of Environmental Effects has been prepared by Freeline Studio to accompany the subject development application lodged to Bankstown Council for assessment. The proposal involves the extension and renovation of existing 2 storey dwelling on the site of 27 Northcote Street, Canterbury, also known as Lot 209/ DP7053. The site is currently zoned R3- Medium Density Residential, and the proposal is considered permissible with consent.

The proposed development has been designed to comply with the controls of relevant planning legislation and Council's development controls.

The Statement of Environmental Effects provides information about an appropriated scale and height that suits the scale of the existing building alignments, proportions, building type, and building elements. With the integration of landscape and buildings results in greater aesthetic quality and amenity for occupants and adjoining public domain.

2. Location

The subject site is located at No. 27 Northcote Street, Canterbury which is formally known as Lot 209/ DP7053.

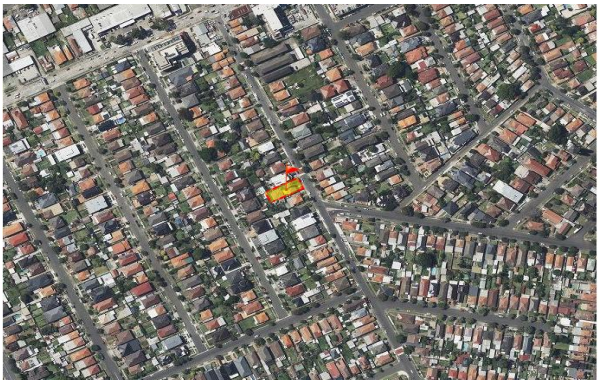

Figure 1 - Satellite image of the subject site

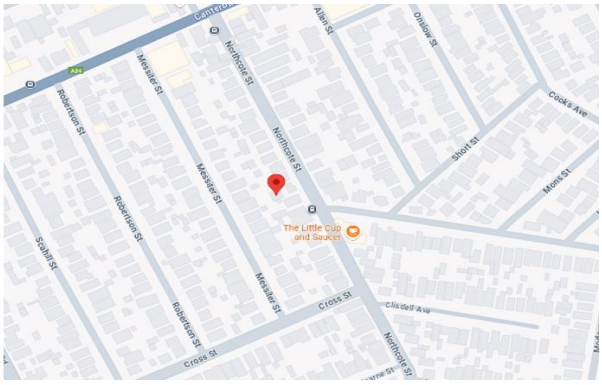

Figure 2 - Location map image of the subject site

3. Site context

3.1. Site descriptions

	SITE DESCRIPTION
Shape of Allotment	Rectangular Shape
Site total area	460m²
Site Frontage	15.245m
Site Depth	41.455m
Site Slope	Slope down towards street
Existing Uses	Principal & Secondary Dwellings

3.2. Site present & previous uses

The site has been used for residential use for a long time. The single storey fibro house on site was built in 1950, and sub-divided for the construction of the neighbouring townhouses of 27 Northcote Street in 2002 as reported by *www.onthehouse.com.au*.

The current dwellings on site was approved (DA & CC) in 2002 with the following applications as recorded on Council's DA tracking:

C-CCPC-201/2002	**Construction Cert Private Certifier (former CCC)**
DA-374/2002	**Development Application (former CCC)**
DA-217/2002	**Development Application (former CCC)**

3.3. Site constrains

A Section 10.7 (2) certificate dated 19 March 2024 from Canterbury Bankstown Council states the following in relation to the subject site, being Lot 209/ DP7053 located at No.27 Northcote Street, Canterbury.

Affected Building Notices and Building Product Rectification Orders
Not applicable

Land Reserved for Acquisition
There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

Road Widening and Road Realignment
Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument:

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council:

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

Flooding
The land, or part of the land, **is within** the flood planning area (FPA) and consequently the probable maximum flood (PMF).

The land, or part of the land, **is subject to** flood related development controls.

Council and Other Public Authority Policies on Hazard Risk Restrictions
Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

Land Slip
The land is not affected by a policy restriction relating to landslip

Tidal Inundation
The land is not affected by a policy restriction relating to tidal inundation

Subsidence
The land is not affected by a policy restriction relating to subsidence

Acid Sulfate Soils
The land is not affected by a policy restriction relating to acid sulfate soils.

Contamination
Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at www.cbcity.nsw.gov.au.

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

Salinity
Not applicable

Coastal Hazards
Not applicable

Sea Level Rise
Not applicable

Unhealthy Building Land
The land is not affected by a policy restriction relating to Unhealthy Building Land.

Any Other Risk (including Aircraft Noise)
Not applicable

Bush Fire Prone Land
Not applicable

In summary, there are no major constraints affecting the subject property according to Bankstown Council's records.

4. Existing & Surrounding Development

Figure 3 – Left No 29, Right No 27 (Subject Site) - Google

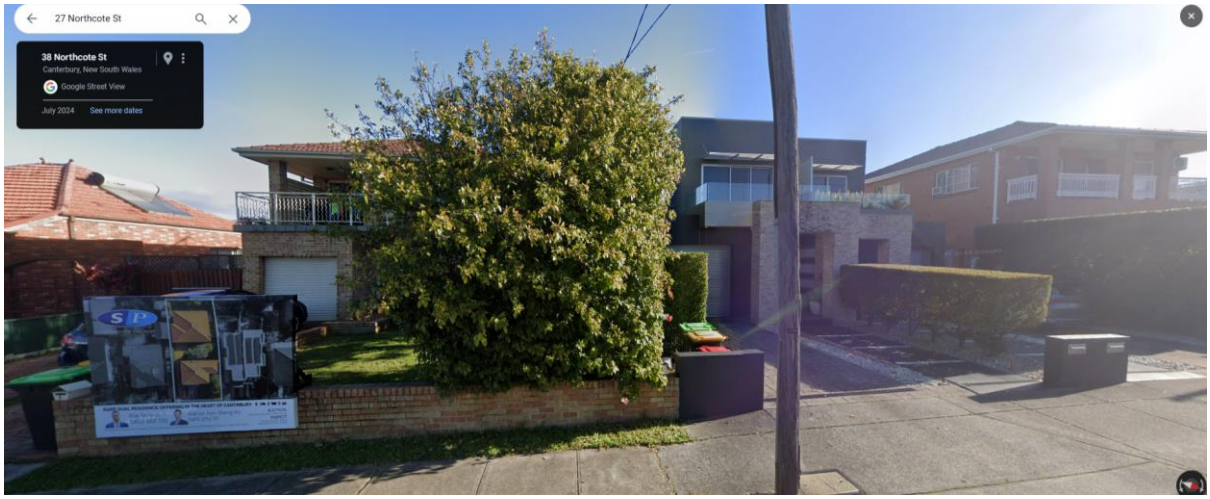

Figure 4 – Right No 27 (Subject Site), Left No 25 - Google

Figure 5 – Dwelling directly opposite the subject site of Northcote Street, Left No 38, Right No 40 - Google

Figure 6 – The subject site (Right No 27) is on Northcote Street view toward main Canterbury Road - Google

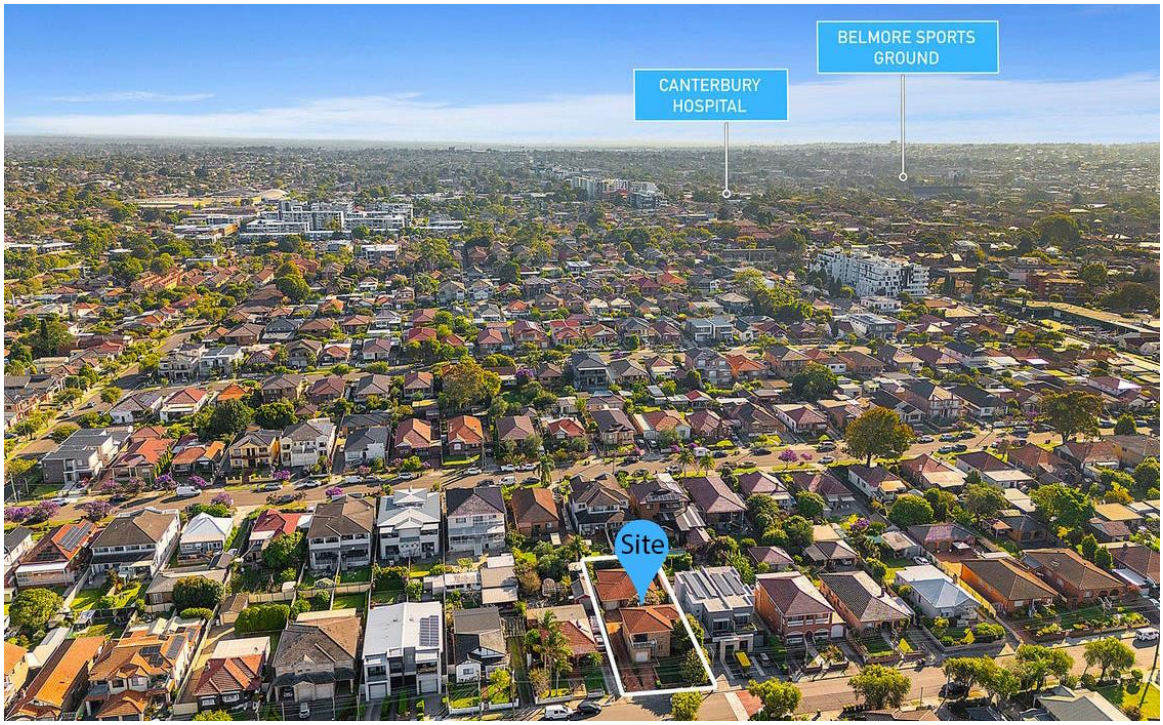

Figure 7 – Canterbury Hospital on Canterbury Rd, Belmore Sports Ground on Edison Ln – RealEstate.com.au

The site is very close to Canterbury Hospital, it takes 5 min drive by car to Canterbury Hospital within 1.4km, 7 min drive by car to Belmore Sport Ground.

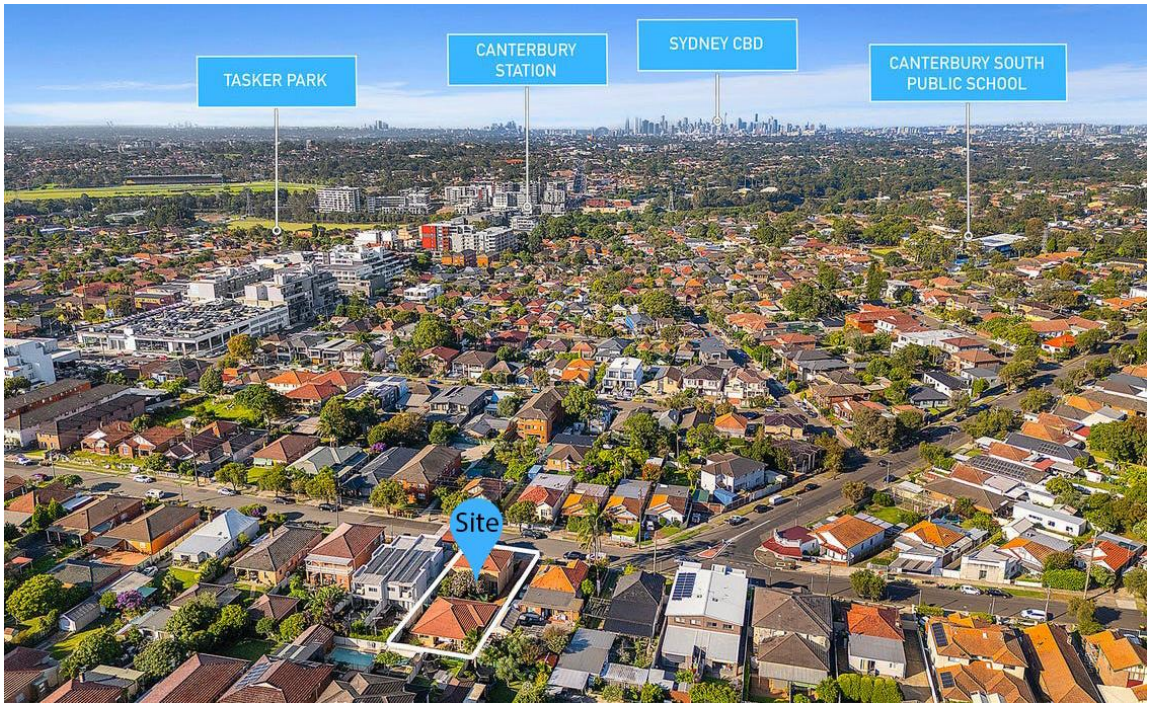

Figure 8 – Surrounding urban context – RealEstate.com.au

3 min drive to Tasker Park 1.3.km, 3 min drive to Canterbury Station 1.3.km, 26 min drive to Sydney CBD 13.4.km, 1 min drive to Canterbury South public school 700m.

5. Proposal Development

The proposed development on the site of 27 Northcote Street, Canterbury, also known as Lot 209/ DP7053. The description shown as below;

A. Rear extension and the first-floor bedroom extension of existing 2 storey principal dwelling.
B. Converted existing garage to storage on secondary dwelling

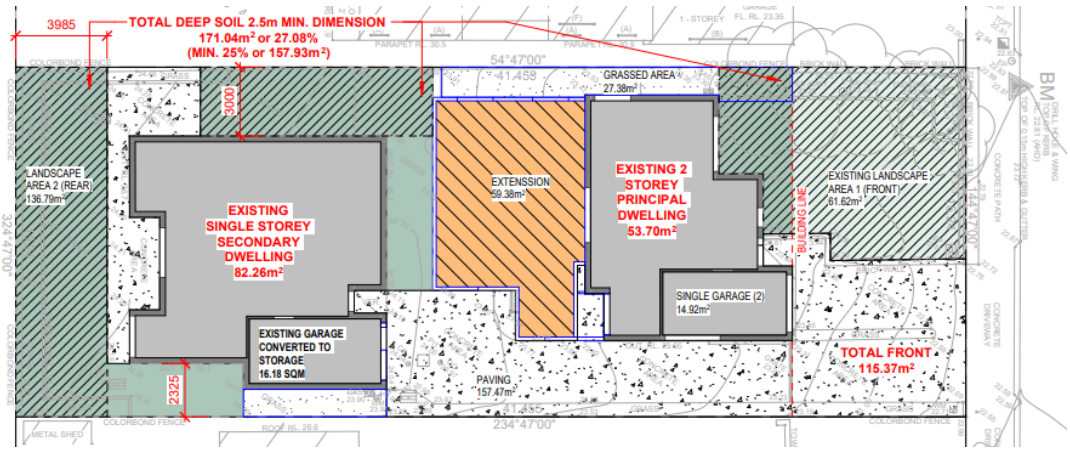

Figure 9 – Site Plan

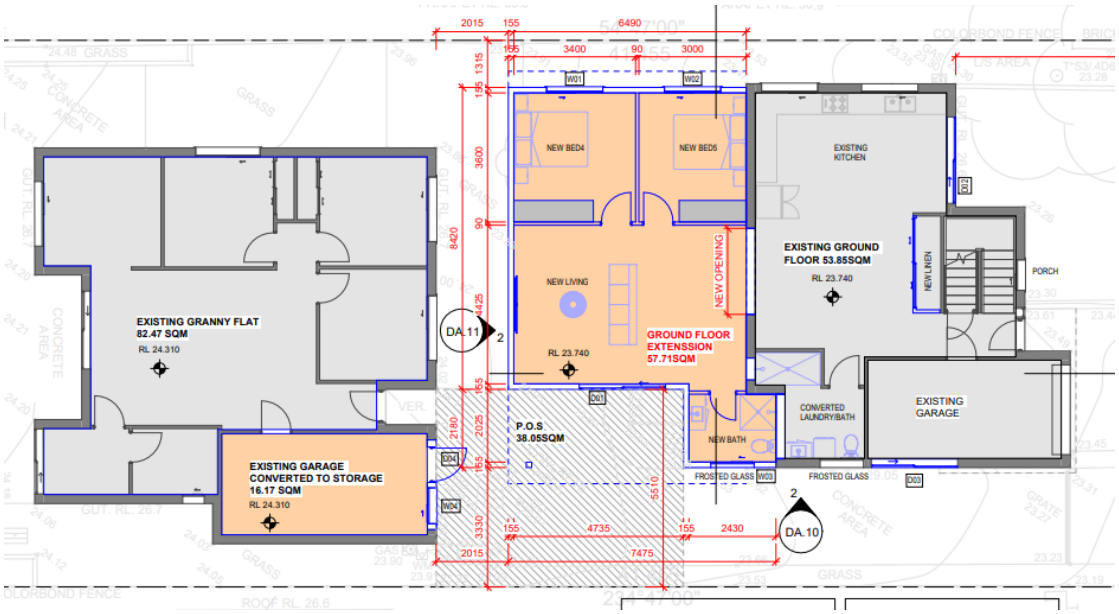

Figure 10 – Proposed Ground Floor

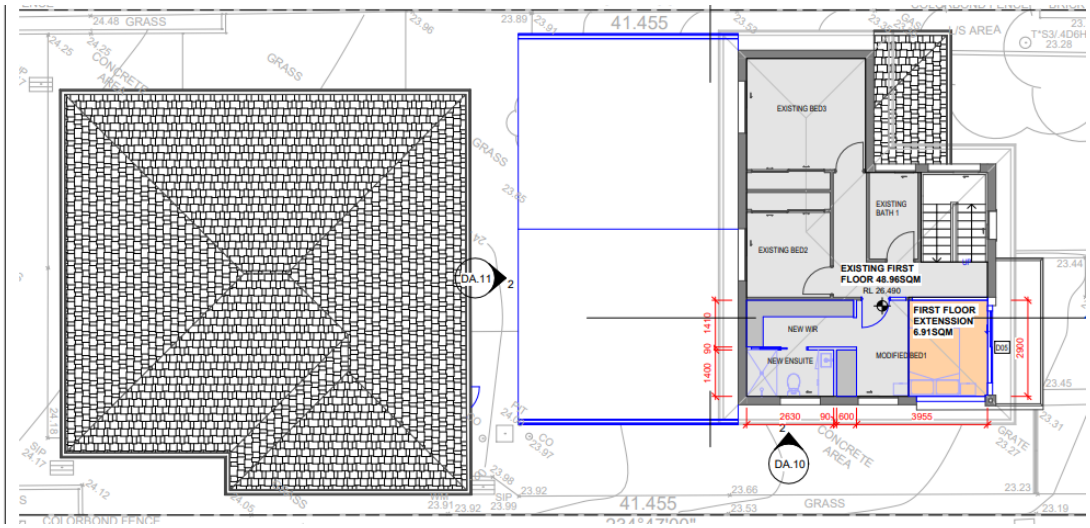

Figure 11 – Proposed First Floor

Figure 12 – Front of principal dwelling house

Figure 13 – Rear of principal dwelling house

6. Canterbury-Bankstown Council Local Environment Plan 2023 & DCP 2023

TABLE OF COMPLIANCE – LOCAL ENVIRONMENTAL PLAN 2023			
CONTROL	**REQUIREMENT**	**PROPOSED**	**COMPLIES**
Land zoning		R3 Medium Density Residential	Yes
Floor space ratio Cl 4.4 (2A)	0.5:1	0.43:1	Yes
Height of building	8.5m maximum	7.3m (unchanged)	Yes

CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023		
GENERAL OBJECTIVES O1 To ensure all neighbourhoods are safe and comfortable. O2 To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood. O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy. O4 To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping. O5 To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings. O6 To ensure that development is of a high quality design, appearance and performance.	The dwelling promotes safety and is also a positive impact on the existing streetscape by providing a desirable housing outcome.	Yes
SITE PLANNING **2.1 Minimum lot size and frontage** **Objectives** O1 To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds. O2 To ensure there is adequate area for vehicle access and parking. O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped **Development controls** C1 The minimum primary street frontage width for dwelling houses is 15m. C2 Lots must be generally rectangular. C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.	No changes are proposed to the subdivision of the existing allotment. C1 Dwelling frontage = 15.245m C2 Rectangular Shape	Yes

C4 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1 January 2013.		
2.2 Site coverage **Objectives** O1 To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings. O2 To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees. **Development controls** C1 All development must comply with the numerical requirements contained in the table below: Site Area: 450m2 to 599m2 Maximum area of building footprint: 330m2 Maximum floor area of all outbuildings: 45m2 Maximum site coverage of all structures on a site: 50%	<40%	Yes
2.3 Landscaping **Objectives** O1 To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property. O2 To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration. **Development controls** C1 Deep soil permeable areas must be provided in accordance with the table below: Site Area: 450m2 to 599m2 Minimum deep soil area (% of site area): 20% C2 Deep soil areas must have a minimum dimension of 2.5m.	>15%	Yes
2.4 Layout and orientation **Objectives** O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings. O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions. **Development controls** C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load. C2 Site the development to avoid casting shadows onto a	Complies	Yes

neighbouring dwelling's primary living area, private open space and solar cells. C3 Coordinate design for natural ventilation with passive solar design techniques. C4 Site new development and private open space to avoid existing shadows cast from nearby buildings. C5 Site a building to take maximum benefit from cross-breezes and prevailing winds. C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation. **BUILDING ENVELOPE** **2.5 Height** The maximum permissible height of a building is prescribed in the LEP and varies across residential zones. The definition of height of building is defined under LEP. Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building. Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights. **Objectives** O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone. **Development controls** C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements: a) A maximum two storey-built form. b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m. c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m. d) Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit. **2.6 Setbacks** **Objectives** O1 To establish the desired spatial proportions of the street and define the street edge.	Unchanged building height Existing dwelling 7.32m high Front, side and rear setback Remains as existing	Yes Yes

O2 To limit the scale and bulk of development by retaining landscaped open space around. O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees. O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development <u>Exceptions and other requirements</u> C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks. C4 For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the facade, whichever is the greater. C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours. C6 Swimming pools must not be located within any front setback. C7 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m. C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback. C9 Car parking structures must satisfy the Building Code of Australia requirements. **<u>2.7 Building separation</u>** **Objectives** O1 To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy and general amenity for existing buildings. O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone. C1 The following controls apply to alterations and additions to dwelling houses: (a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements. (b) Pavilion elements shall have a depth between 10m to 15m. (c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.		

BUILDING DESIGN **2.8 General design** **Objectives** O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape. O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation. O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context. O4 To facilitate positive interaction between the private and public domain. O5 To maximise passive surveillance to promote safety and security. O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form. O7 To ensure all elements of the facade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance. O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.	N/A	
2.9 Roof design and features **Objectives** O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality. O2 To promote roof design that assists in regulating climate within the building. O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces. **AMENITY**	The objectives and controls have been complied with as demonstrated in the plans. the proposal is contemporary and has followed the guidelines of building entries, internal dwelling layout, facade treatment, windows, ventilation.	Yes
2.10 Solar access and overshadowing **Objectives** O1 To ensure habitable rooms have reasonable daylight access. O2 To minimise overshadowing of primary living areas, private open space and solar roof top systems. O3 To enable occupants to adjust the quantity of daylight to suit their needs. **2.11 Visual privacy** **Objectives**		

O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night. O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space. O3 To promote passive surveillance of public and semi-public areas.	The roof complies with the controls and objectives.	Yes
2.12 Acoustic privacy **Objectives** O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night. O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing. O3 To minimise the impact of rail and road noise and vibration for dwelling occupants. O4 To protect new and existing dwellings from intrusive noise.	Shadow diagrams have been provided which demonstrate compliance and allow for solar access to private open spaces of adjoining dwellings as well as solar access to the subject dwelling.	Yes
2.13 Fences **Objectives** 01 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance. 02 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area. 03To facilitate positive interaction between private and public domain.	The proposal has been designed in accordance with the objectives and controls, providing frosted windows to wet areas and high sill heights to overlooking rooms.	Yes
2.15 Building services **Objectives** O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.	The acoustic privacy will be maintained and is acceptable. No fences are proposed. All facilities have been integrated and do not detract from the typical setting of services in the streetscape.	Yes Yes Yes

7. Evaluation – Section 4.15 – The Suitability of the Site for the Development

Section 4.15(1)(a)(iv) APPLICABLE REGULATION

The EPA Regulation 2021 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this, by standard by condition of consent.

Any demolition will be undertaken in strict accordance with AS 2601-1991.

Section 4.15(1)(b) THE LIKELY IMPACTS OF THE PROPOSAL

Construction works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

Construction works will be carried out in accordance with the Building Code of Australia / National Construction Code.

The above analysis demonstrates that the proposals will have no adverse Environmental Impact and therefore satisfies this section of the Act.

Section 4.15(1)(c) THE SUITABILITY OF THE SITE

The subject site is suitable for the proposal as:

- The site is zoned R3 medium Density Residential, and it is proposed to add extra bedrooms & larger living area to the existing dwelling that are permissible in the zone and generally compliant with the statutory level controls applicable to the site.
- There is no loss of significant landscaping on site. The landscape area is still within the Council's requirements.
- Adequate water, stormwater drainage and sewage facilities are available on the site to service the proposed development.
- The development will not result in any adverse visual or amenity development on the immediate adjoining sites and in accordance with the land zoning, conservation status and desired future character of the site.
- There are no precipitate constraints posed by adjacent land uses.
- Appropriate erosion and sediment control measures will be employed during works.
- The development will not result in environmental degradation of the local area

The application therefore satisfies this section of the Act.

STATUTORY AND POLICY COMPLIANCE

The proposal has been assessed in relation to all relevant SEPP's and LEP's above in the Statement of Environmental Effects. There are no SEPP's which are relevant to the proposal.

The LEP which is relevant to the proposal is: Canterbury Bankstown Local Environmental Plan 2023. The proposal is considered to satisfy the above relevant Local Environmental Planning Instrument as the development is within zoning regulations. It remains consistent with the relevant objectives of the LEP as it promotes the orderly and economic development of the LGA in a manner consistent with the need to protect the environment and does not adversely affect the identity of the Canterbury-Bankstown Council area.

NATURAL ENVIRONMENT IMPACTS)

The proposal's impacts to the natural environment will be in keeping with typical expectations. It adopts typical construction, operational and recycling methods. Further, the DA is accompanied by a BASIX certificate which stipulates the inclusion of a range of natural resource usage minimization measures as part of the development.

BUILT ENVIRONMENT IMPACTS

Overall, the proposal's built environment impacts are acceptable. In particular, it's overall scale and building envelope is generally consistent with alterations and additions developments in the LGA. Further, it has also been demonstrated that the proposal's amenity related impacts are not unreasonable.

SOCIAL AND ECONOMIC IMPACTS

The proposed development is unlikely to have any social or economic impacts on the surrounding area.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site is suitable as it is located in a residential zone where the proposal is permissible and relevant objectives are met.

8. Conclusion

The proposal involves the construction of a new additions to the existing two storey dwelling on the subject site.

The proposed development has been designed to relate well to its site, adjoining sites, in terms of appearance, envelope, setbacks, bulk and scale and which relates well to the streetscape presentation.

The proposed development will be in the public interest, as it will provide improve the amenity of the property and provide for further housing choice in the area without adverse visual impact to streetscape.

The proposal complies with all relevant LEP and DCP objectives, or where non compliances are identified the development is, in our opinion, acceptable in the circumstances as per the reasons set out in this statement and would have no adverse impact to any adjoining properties and the locality.

The application therefore satisfies this section of the Act.