

20/01/2025

Statement of Environmental Effects

Proposed:

**FIRST FLOOR ADDITION & ALTERATION TO EXISTING
HOUSE AND NEW ATTACHED CARPORT**

**NO: 23 GOODLET STREET, ASHBURY
LOT 7 DP 168523**

For:

MR. Charbel Bouchahine &
MRS. Christen Bouchahine

SIGHT BUILDING DESIGN - 31A Farnell Street, Merrylands NSW 2160
Phone: 0410316294 (Sam. Sallit. B.Arch.) Member of the royal Australian Institute of Architect,
Design and Building Practitioner (Service NSW)
E-Mail: marsam2@outlook.com.au

INTRUDUCTION

This report accompanies a development application seeking consent to construction of **first floor addition and alteration to existing house and new attached carport** .

proposed site no: 23 Goodlet Street, Ashbury
LOT 7 DP 168523

This report is intended to assist Council consideration of the application by providing full details of the proposed development and its implications.

It should be read in conjunction with architectural plans, Storm Water plans, landscape plans, and Survey plan, and other documents

SITE ANALYSISE



Site Location ; No: 23 GOODLET STREET, ASHBURY,



Site Elevation : No: 23 GOODLET STREET, ASHBURY,,

SUBJECT SITE

The subject site is known as No: 23 Goodlet Street, Ashbury.
LOT 7 DP 168523

The property is located on the West side of Goodlet Street,
and the site is nearly regular shaped property.

The frontage Is 13.42 m., the depth North side boundary is 42.805, & South
side boundary is 43.225 m, and rear side is 13.41 m.

The site area as survey plan is 576.9 m2.

The site presently occupied by existing single storey brick house with tile
roof & rear awning with B.B.Q area and existing brick garage with tile
roof and the site has as well existing In ground Swimming Pool which will
be retain..

SITE CONTEXT

The site is situated in an established area characterized by single and large two storey and single dwellings, and the site location close to Whitfield Reserve.

The property immediately adjacent to the north boundary has an existing single storey brick house with tile roof and existing brick garage attached to the boundary,

The property adjacent to the South boundary exists single storey brick house with tile roof and existing building attached to proposal site boundary.

The rear of the property is adjacent by the existing courtyard for existing house

TOPOGRAPHY.

The property is sited on high side levels of Goodlet Street, and falls down from west boundary to east boundary, there is approximately 1.47 m fall over the entire site.

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EXISTING VEGETATION.

The site hasn't got any magnificent tree ,
Any way we are going to plant more shrubs and trees in the proposal.
As shown on landscape plan

PLANNING CONTROLS

ZONING & PLANNING INSTRUMENTS.

The Subject site is zoned (R2) - Residential under the Bankstown City Council Environmental Plan (LEP) 2023 and located within a Heritage Conservation Area

The site is affected by Development Control Plan DCP 2023 Chapter 5 Residential Accommodation and chapter 4.3 Heritage Conservation Areas

The proposed use (first floor addition & alteration to existing house and attached garage) is permissible in the zone with council consent.

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The following table is a summary of the development control required by the **Canterbury-Bankstown Development Control Plan 2023 Chapter 5 Residential Accommodation** and chapter 4.3 Heritage Conservation Areas) compared against the proposed development

COMPLIANCE CHECK

DEVELOPMENT CONTROL PLAN TABLE			
CONTROL	REQUIREMENT	PROPOSED	COMPLIES
SITE AREA	450 m ²	576.9 m ²	YES
FLOOR AREA (LIVING ONLY)	Maximum area for dwelling 259.605 m ²	(house) 246.3 m ²	YES
F.S.R	0.45 :1	42.69 %	YES
SETBACKS Front *- policy item 2.6 (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey. **Side setbacks 2.8 For the portion of the building wall that has a wall height less than or equal to 7m, the side set back 0.9m	5.5 m for ground floor + 6.5m for first floor 0.9 m-ground floor & first floor If the maximum side wall 7m or otherwise the first floor side wall to be set 1.5m	4.531 m for ground floor + 15.793 m for first floor addition North: 1.211m to ground floor (existing) -1.211m to first floor addition Maximum wall height 6.98 m) South: 4.24m to	Yes (existing) Yes YES Yes Yes

or otherwise the first floor side wall to be set 1.5m		ground floor (existing) – 4.24m-5m to first floor addition Maximum wall height 6.14 m)	Yes
`Landscape ITEM 2.29 Development must retain and protect any significant trees on the site and adjoining	45% of the open area at front Required 27.3m2	For dwelling 60.8 m2 open at front landscape 36.2m2 =59.53 % of open space at front	Y es
-	-	-	-
Garages Set back +carport * -(b) the covered car parking space is setback a minimum 6 metres from the primary. and secondary street frontages - carport may be located at least 1m behind the predominant building line,	Minimum 6 m carport may be located at least 1m behind the predominant building line	Existing Carport setback 1m behind the predominant building line	Yes Yes

HEIGHT * Storey limit (not including basements) 2.1 The storey limit for dwelling houses is two storeys.	2storey maximum 9 m from natural ground line to the top of the roof pitch	2 storey maximum height 8.78 m to the top of the roof pitch	YES
PRIVATE OPEN SPACE 2.11 Dwelling houses must provide a minimum 80m2 of private open space behind the front building line	Minimum 80 m2 per dwelling with minimum width 5m through out	175 m2 with width minimum 5m	YES

4- the proposal comply as well to Canterbury-Bankstown Development Control Plan 2023 part 4.3 Heritage Conservation Areas) items as the following:

* **item 19.4** The first floor front building facade is to be restored in a way that reflects the original building design and fabric. This may involve removing paint, replacement of non-sympathetic windows, removing non original signage, and restoring original window openings.

The proposal first floor addition design and front facade done to match existing dwelling Façade (front porch – entry door -eave lines – ridge lines) in the same area and that comply with the policy.

*21.13 Alterations and additions to the existing building are to maintain the appearance of a single storey house from the street.

The front setback of the proposal first floor addition is big (15.793 m) to give appearance of single story from the front, and the south side got broken lines at the long side wall and roof .

*** Development controls**

Storey limit

21.1 A maximum building height of two storeys applies to all buildings for residential zoned properties.

21.2 The height and bulk of first floor additions is to be minimised.

21.3 On sites where the land slopes downhill away from the street, use the slope of the

land and place floors at a lower level to minimise building bulk.

21.4 The maximum height of fill is 300mm above existing ground level, at any point.

21.5 A foundation area of up to 1m in height is acceptable.

The proposal comply with this policy as shown in the previous compliance schedule

*** Driveways, garages and carports**

21.15 A maximum width for driveways is 2.7m at the allotment boundary.

*7.3 Carports must be located at the rear of the house. If this is not possible and side access is

*Available, a carport may be located at least 1m behind the predominant building line,

and to the rear of any front verandah. The 1m setback may need to be increased where these structures obscure any significant or characteristic features of the place

such as side entrances, porticos, windows or the like.

The proposal Carport is attached to the existing dwelling and front setback is 1m behind the predominant building line, and that comply with the policy.

*** Setbacks**

21.8 The front facade is oriented towards the street boundary.

21.9 Any additions are to be located on or behind the predominant building line

The proposal complies with this policy as shown in the previous compliance schedule.

***Fences**

21.16 Timber fences are preferred for side fences facing streets.

21.17 Front Garden walls and fences on the street boundary are to be no higher than 1.2m.

The proposal site got existing fences on side metal palling and rendered front fence less than 1.2 m high which will be retained

PROPOSED DEVELOPMENT

DESCRIPTION

The proposal is an addition to the first floor and alteration to existing house and new attached Carport.

The development first floor addition comprises 3 bedrooms on the first floor and two existing bed rooms on the ground floor with an open living area face nice alfresco and face exiting rear court yard include existing swimming pool

There is provision on site for the parking of 2 vehicles (1 in Car port & 1 car spaces on existing driveway),

DEMOLITION

No demolishment is required only to remove part of the existing roof and remove rear

Awning for construction first floor addition

And all waste will be dumped at an approved Government Waste Dept, in accordance with the accompanying Demolition Application and Waste Management plan

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DESIGN CONSTRAINT:

The following site conditions have been identified as constraints and features which have influenced the design outcome:

- * The existing site is located within a Heritage Conservation Area
- * The Existing House which will be retain with alteration
- * front entry door from front access not from side of drive for safety
- * The solar access to the main livings.
- * The existing Swimming Pool which will be retained
- * Existing adjoining dwellings
- * The streetscape to keep the same characters in the Conservation Area

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DESIGN

The First-floor addition & alteration to existing house & attached ne carport is proposed on NO: 23 GOODLET STREET, ASHBURY
LOT 7 DP 168523

The design proposes is first floor addition with direct access from Goodlet Street.

They are 3 bedrooms at first floor & 2 existing rooms on ground floor ,
And attached carport with provision for a car space in the driveway.

The proposed front set back to first floor addition is 15.793 m to keep the front look Single storey face the street and match the appearance to existing dwellings in conservation area Ashbury.

The first addition & alteration to existing houses has been carefully considered in order to provide solar access to the existing living areas which got windows face the north & west direction and open to nice alfresco connected to nice sunny courtyard with existing swimming pool.

The proposed 3 bedrooms on the first floor with the master's windows facing rear of the site and bed 3 face the front street only bed 2 windows face the sides boundary with minimum impact because the windows sill height is 1.5m from finish floor level,

The facade has been designed to keep existing with varied but integrated features, to match existing style" architecture in the conservation area include (front porch- roof style – brick walls – windows - other features)

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AMINITY TO THE NEIGHBOURHOOD

----- OVERSHADOWING

Overshadowing cast by the development was analyzed during the winter solstice.

Shadow diagrams have been prepared for 8:00 am, 12:00 noon and 4:00 pm in mid-winter on 21 June.

The proposal maintains the existing shadowing, and the adjoining properties receive more than 3 hours sunlight in habitable rooms and more

than 50 % of private open space to neighbourings and proposal receiving sunlight,

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PRIVACY.

Privacy to neighboring dwellings and internally between the proposed dwellings has been considered in the designing of the proposal. The development is not expected to have a significant adverse affect in term of privacy for the following reasons:

- All living areas located at ground level -
- All boundaries will keep existing high fences

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STREETSCAPE / CHARACTER

The proposal maintains a “low – key” domestic scale, and is not out of character in the context of Goodlet Street, Ashbury

The roof forms are designed to respond to the existing style and match the local context in scale and pitch and style.

The varied and individual street facade will give an aesthetically and architecturally pleasing street presentation, as mentioned earlier it is designed to match style Conservation Area

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LANDSCAPING

We consider in our design to make nice landscaping at front and rear to provide sufficient quality of private open space complements neighboring land uses and safe and secure for all users,

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SERVICES

SEWER

All sewers will drain to the boards main, all in accordance with the Sydney water board requirements.

STORMWATER

Storm water will be drained to street gutter and connected to existing charge point at (*Goodlet Street*)
Full details shown on storm water plans.

CONCLUSION

The proposed site is considered suitable for use as a first-floor addition & alteration to existing houses with attached carport.

The proposal has distinct social merits and has been designed to meet the requirements of the Local environmental Plan 2023. Bankstown council Development Control Plan 2023 and part 4.3 Heritage Conservation Areas
The proposed development will add a nice extension to streetscape

Accordingly, Councils Approved consent is recommended

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SIGHT BUILDING DESIGN