

Statement of Environmental Effects

PROJECT:

Part Demolition of existing alfresco. Proposed alts & adds to alfresco including new metal sheet roofing (MSR) and associated external works

This statement has been prepared to support a Development Application.

SITE:

67 Hillcrest Avenue, Greenacre NSW 2196 [Lot 6 DP 20262]

LGA:

City of Canterbury Bankstown

CLIENT:

A&K Engineering Group Pty. Ltd.

DATE:

18 Sep 2024

1.Introduction

This Statement of Environmental Effects (SEE) has been prepared to support a Development Application (DA) for the proposed extension of an existing alfresco area at the rear of 67 Hillcrest Avenue, Greenacre, NSW 2190. The site, situated within the Canterbury-Bankstown Council Local Government Area (LGA), comprises a two-storey dwelling with a partially covered alfresco area. The proposed alterations and additions aim to enhance functionality, improve aesthetics, and increase usability while ensuring compliance with statutory and non-statutory environmental planning controls. This report assesses the proposal in accordance with the Canterbury-Bankstown Local Environmental Plan 2023 (LEP) and the Canterbury-Bankstown Development Control Plan 2023 (DCP).

This SEE provides an in-depth assessment of the existing site conditions, the scope of the proposed works, and potential environmental and planning implications. Key considerations include urban character, visual impact, sustainability, stormwater management, and compliance with development control provisions. Supporting documents, including the site survey, architectural plans, stormwater drainage concept, cost report, and waste management plan, substantiate this application.

Furthermore, this SEE examines the broader implications of the proposal, including its integration with the surrounding built environment, potential effects on property values, and the incorporation of sustainable design principles. The assessment ensures that the proposed extension aligns with regulatory requirements while promoting environmental sustainability, structural integrity, and long-term resilience. The project also adheres to contemporary architectural standards and best practices in residential outdoor living spaces, ensuring that the new structure is both functional and visually cohesive with the existing dwelling.

2.Site Location and Analysis

- **Address:** 67 Hillcrest Avenue, Greenacre, NSW 2190
- **Legal Description:** Lot 6 DP 20262
- **Zoning:** R2 Low Density Residential (LEP 2023)
- **Existing Development:** Two-storey brick dwelling with an attached alfresco area
- **Total Site Area:** 490.40 sqm
- **Lot Dimensions:** 12.19m frontage x 40.235m depth
- **Topography:** Gently sloping terrain with a natural ground level variation from RL 51.22m to RL 50.94m
- **Surrounding Development:** Predominantly single and double-storey residential dwellings
- **Access:** Direct frontage along Hillcrest Avenue
- **Vegetation & Landscaping:** A combination of paved surfaces, lawn areas, and small shrubs

The site is situated in an established low-density residential area characterized by detached dwellings and dual occupancies. It is well-served by essential infrastructure, including public transport, educational institutions, parks, and commercial amenities. The proposed extension is designed to integrate seamlessly with the existing residential character while optimising private open space for improved liveability, comfort, and functionality.

A comprehensive site survey confirms the absence of significant environmental constraints, including flooding, soil instability, or heritage items. This ensures the feasibility of the development without requiring extensive remediation or additional regulatory approvals. The existing alfresco area is strategically positioned for expansion while maintaining compliance with setback regulations, stormwater drainage requirements, and structural integrity guidelines.

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The proposed extension complements the existing residence by enhancing the rear yard without impacting the privacy or solar access of surrounding properties. Minor level variations across the site will be addressed through appropriate slab design and drainage solutions to ensure a smooth transition between the new and existing structures.

3.Details of Proposal

The proposed alfresco extension is designed to enhance the usability, comfort, and visual appeal of the outdoor space while ensuring architectural harmony with the existing dwelling. The key components of the proposal include:

- **Structural Expansion:** The alfresco extension will feature a reinforced concrete slab foundation, rendered brick support columns, and a metal sheet roof to enhance durability, weather resistance, and architectural cohesion. All structural engineering details will be confirmed at the Construction Certificate (CC) stage.
- **Functional Layout:** The expanded alfresco area will provide additional covered outdoor living space for entertainment and relaxation while preserving existing setbacks and landscaping elements.
- **Stormwater Management:** The proposal will connect to the existing stormwater system with minor extensions as required. The current stormwater discharge point, located at the roadside gutter, will remain unchanged.
- **Sustainability Features:** The design integrates passive cooling measures, such as shading elements, natural cross-ventilation, and water-efficient landscaping to improve environmental performance and reduce energy consumption. Solar-reflective materials will be used for the roofing to enhance thermal comfort.
- **Architectural Consistency:** The extension will incorporate materials, finishes, and colours consistent with the primary dwelling to maintain a cohesive and visually appealing streetscape. The roof pitch and design will align with the existing structure to ensure a seamless transition.
- **Construction Methodology:** Best-practice construction techniques will be implemented to minimize disruptions to neighbouring properties, including noise control, dust suppression measures, and site management protocols. Construction waste will be minimized through on-site recycling and appropriate disposal practices.
- **Thermal Comfort & Energy Efficiency:** The proposal includes reflective roofing materials, strategically positioned ventilation openings, and energy-efficient lighting to enhance comfort and sustainability. As the alfresco is an unenclosed space, compliance with stringent thermal comfort and energy efficiency regulations is not required.
- **Accessibility Compliance:** The alfresco extension is designed in accordance with Australian Standards to provide safe, seamless, and unimpeded access, ensuring inclusivity for all residents and visitors.

4.Compliance Tables (alts & adds – alfresco extension)

S. No.	CB - LEP 2023 (FCA)	Requirement	Compliance
1	Land Use	R2 – Low Density Residential	Complies – Alfresco is an ancillary residential use
2	Height of Building	8.5m maximum	Complies – No additional Gross Floor Area (GFA) is proposed
3	Floor Space Ratio	0.5:1 maximum	Complies – No additional Gross Floor Area (GFA) is proposed

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4	Heritage	Not a heritage-listed site	N/A – No heritage impact
5	Setbacks	Maintain prescribed minimum setbacks	Complies – Proposal adheres to setback regulations. Refer to the attached site plan
6	Landscaping	Retention of permeable surfaces	Complies – Existing landscaping will be maintained
7	Solar Access	Ensure adequate sunlight penetration	Complies – No adverse overshadowing

Canterbury Bankstown LGA – DCP 2023– Former Canterbury Area			
S. No.	DCP Chapter	Requirement	Compliance
1	3.1 Development Engineering	Compliance with stormwater and site engineering standards	Complies – Existing system to remain unless instructed otherwise by Council
2	3.2 Parking	Maintain required off-street parking provisions	Complies – No reduction in parking availability
3	3.3 Waste Management	Implement waste reduction and recycling strategies	Complies – Addressed in the waste management plan
4	3.4 Sustainable Development	Incorporate energy and water efficiency measures	Complies – Low-energy lighting and natural ventilation proposed
5	3.7 Landscaping	Preserve and enhance green space elements	Complies – Existing landscape features retained

5. BASIX Requirements

A BASIX Certificate is not required for this development as the proposed alfresco extension is an unenclosed structure and does not include any new conditioned floor area. The development is not subject to the energy and water efficiency targets set under the BASIX scheme.

6. Assessment of the likely impacts of the proposal

a) Construction Safety

- Working hours of construction will occur during the specified times as per the development consent conditions.
- Occupational Health and Safety measures will comply with the set-out document of the building specification and building OH&S manuals.
- Waste management will comply with the approved waste management plan.
- Sediment control plan measures have been implemented for the proposed works.

b) Visual Privacy

Careful consideration has been taken in the placement of openings that no direct over-looking is allowed to the adjoining properties habitable rooms and backyard.

c) Acoustic Privacy

Minimal noise transmissions between dwellings are achieved by carefully designed spaces within the existing site constraints. External noise sources have been mitigated by means of a service area for placement of air-conditioning units, hot water systems, rainwater tanks etc.

d) Views

Views of the surrounding developments will not be affected or obstructed by the proposed development. High-quality creativity has been implemented in the proposed design to achieve an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding properties.

e) Overshadowing

The proposal is a single storey alfresco addition, and there is no overshadowing occurring because of it. There is negligible impact regarding sun amenity due to this proposal. A solar study demonstrating compliance with sun amenity controls for principal private open space as per CBLEP 2023 is included in DA documentation. The proposal received approximate 5hrs for sun light in PPOS mid-winter.

f) Stormwater Drainage

Majority of rainwater is drained using existing drainage system, available on site, and adding to it to suit. Refer attached stormwater drawings for details.

g) Access and Traffic

- Access to a public road via a path & existing car garage (front) is visible both to pedestrians and occupants.
- All access and traffic related amenities are existing and remain unchanged.

h) BASIX

No BASIX certificate is required.

i) Heritage

The subject site is neither situated within a heritage conservation area nor being listed as a heritage item.

12. Conclusion

The proposed alfresco extension at 67 Hillcrest Avenue aligns with the planning objectives set forth in the Canterbury-Bankstown LEP 2023 and DCP 2023. The development has been carefully designed to comply with zoning regulations, incorporate sustainable design elements, and preserve residential amenity. Given that all planning and environmental considerations have been satisfactorily addressed, it is recommended that the Development Application be approved by the Council.

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