

**ALTERATIONS AND ADDITIONS TO EXISTING DWELLING**

**AT**

**22 Maramba Close, Kingsgrove**

**STATEMENT OF ENVIRONMENTAL EFFECTS**



**PREPARED BY:**

**DESIGN STUDIO 407  
ARCHITECTS  
273 HOMER STREET  
EARLWOOD NSW 2206**

## **1. INTRODUCTION:**

This Statement of Environmental Effects ('SEE') has been prepared by Design Studio 407 ('the Applicant'), in order to accompany a Development Application to City of Canterbury Bankstown seeking consent for the proposed alterations and additions to the rear of the existing dwelling, (as indicated on the accompanying architectural documentation).

## **2. EXISTING SITE:**



**Photo of front of existing dwelling.**

- The site is situated at 22 Maramba Close, Kingsgrove and comprises of a split-level two storey dwelling built on a corner allotment with private open space on each side of the main dwelling.
- The property is known as Lot 14 in Deposited Plan 251772. The site has a site area of 469.3m<sup>2</sup>.
- The site is zoned Medium Density Residential (R3) under Canterbury-Bankstown Local Environmental Plan 2023.
- This application has been based on Canterbury Development Control Plan 2023 – Chapter 5.2 – Residential Accommodation.
- The site is located on the south-western side of the street. The adjoining property to the east (No.23) comprises of a free-standing two storey dwelling of brick and tile construction.

### **3. THE PROPOSAL:**

The proposed development comprises of the provision of two side verandahs to the first floor. The side verandah to the eastern elevation is existing and will be increased in size to allow improved use by the family off the existing living areas of the dwelling.

The verandah to the western elevation is to allow access to the rear yard and access to the waste storage area.

Further to the above, a splash-back window is to be provided to the kitchen which is being remodeled (as indicated in attached architectural documentation).

### **4. SINGLE DWELLING HOUSES:**

#### **4.1 Canterbury Bankstown DCP 2023 – Chapter 5.2 - Residential Accommodation – Chapter C1 Dwelling Houses & Outbuildings.**

- The proposal generally satisfies the objectives and design principles outlined in Council's Development Controls.
- The subject site is zoned Residential R3 and has an allowable FSR of 0.5:1 with a maximum height of 8.5m. The proposal complies with both these controls and does not propose any additional floor area.
- The proposal also complies with the following DCP requirements:
  - Minimum 20% landscaping requirements providing 28%
  - Maximum building footprint 50% - no change to this.
- The roof design of the dwelling meets the objectives and controls of the DCP C1.4.2. as follows:
  - The proposed low-profile roof to the verandah structures is compatible with the building style of the dwelling and does not visually dominate the building or other roofs in the locality.

#### **4.2 Canterbury Local Environmental Plan 2012 has also been utilized in the preparation of this application**

- The Proposal satisfies the objectives of the CLEP 2012 as follows:
  - The site is Zoned Residential R3 and allows for this type of development.
  - The site has a maximum allowable FSR of 0.5:1 – which is not being altered.
  - The site has a maximum height restriction of 8.5 m. The proposal complies with this height control.

**5. ENERGY SMART HOMES POLICY:**

Where possible, the proposed building has been designed in such a manner so as to satisfy the relevant requirements of the State Government BASIX requirements. A BASIX certificate accompanies this application and all the BASIX requirements have been incorporated in the design of the dwelling inclusive of the following:

- The dwelling has been provided with window configuration that will allow adequate natural cross ventilation.
- The dwelling is to be constructed from and insulated with materials that have suitable thermal masses so as to maximize the energy efficiency of the overall development.
- The dwelling has a satisfactory BASIX Certificate of energy efficiency rating.
- AAA water saving devices and energy efficient appliances will be provided to the dwelling.

**6. OTHER MATTERS:**

- ***Utilities***

The site can be adequately serviced by existing utility services within the immediate locality. In this regard, should Council grant approval to the proposal all necessary approvals will be obtained from the relevant utility authorities prior to construction work commencing.

- ***Impacts on the Physical, Built, Natural, Social And Economic Environments***

As the subject site does not contain any natural features inclusive of removal of significant trees, it is considered that the proposal will not adversely affect the surrounding natural environment.

With respect to the surrounding built environment, it is considered that the proposal is an acceptable form of development for the reasons previously outlined within this report within respect to the bulk, scale, size and height of the building and its external finishes as they relate to the surrounding residential development that is of a similar nature to that which is proposed.

- ***The Suitability of the Site***

It is considered that the site is of sufficient shape and size to satisfactorily accommodate the proposed building and to provide adequate open space areas for the residents of the development.

The subject site is within close proximity of retail and other necessary services and is located within an area that is serviced by public transport facilities.

- **Setbacks**

The proposal complies with all setbacks as per CDCP 2.1.7 as follows:

- **Side Setbacks**

- Eastern side setback – 3m to edge of new verandah.
- Side Set-back – western elevation (12m).

- **Front set-back** – Existing

- **Rear set-back to dwelling – 1035m to 1095m**

- **Privacy**

The dwelling has been designed so as to ensure that the residents of the dwelling and the residents of the adjoining dwellings are not adversely affected by virtue of any undue loss of privacy.

- **Shadow Impacts**

The property due to its position and orientation will not create detrimental shadow impacts to the adjoining properties as indicated on the accompanying shadow diagrams.

- **Sediment and Soil Erosion Control**

All storm water will be connected to existing stormwater as outlined in the accompanying design certificate issued by the hydraulic engineer.

Additionally, it is also intended to provide suitable measures during the construction phase to minimise any adverse effects from soil erosion and sedimentation as evidence in the submitted sediment control plans that accompany the Development Application.

- **Tree Removal**

The proposal does not require the removal of any mature trees.

- **Storm water Drainage**

The application is accompanied with Storm water design certificate.

## **8. CONCLUSION:**

It is considered that the proposal in its current form is an acceptable form of development given that:

- a. It satisfies the requirements of the Environmental Planning and Assessment Act, 1979.
- b. It satisfies the requirements of Council's relevant Development Control Plans.
- c. The proposed dwelling will be compatible with the majority of the surrounding buildings by virtue of their bulk, size, scale and design.

- d. The privacy of the surrounding and future residents of the development will be maintained at an acceptable level.
- e. The development will not adversely affect the amenity of the surrounding residents by virtue of any undue overshadowing.

In the view above, it is submitted that the approval of the proposal by Council is warranted.