

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

4 HOCKING AVENUE EARLWOOD

ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENTIAL DWELLING



PREPARED BY

**BAKKER STUDIOS**

VERSION 1: DRAFT SUBMISSION FOR CLIENT APPROVAL: 18/07/2024

VERSION 2: DRAFT SUBMISSION FOR CLIENT APPROVAL: 28/02/2025

VERSION 3: SUBMISSION FOR DEVELOPMENT APPLICATION: 04/04/2025

## 1. SUMMARY

This statement is to be read in conjunction with plans prepared by Bakker Studios dated March 2025

It is proposed to undertake external alterations and additions to the existing building. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale and impact on surrounding amenity.

This statement provides an assessment of the development proposal, having regard to relevant legislation, contextual analysis, environmental impacts, potential amenity impacts on the surrounding locality and neighbours, and the measures proposed to mitigate any impacts.

This DA is an application in addition to the existing approved DA numbered DA812/2020. This DA does not negate the approval of the previous DA, rather is additional work. DA812/2020 was substantially commenced in October 2022. Construction of the works under DA 812/2020 remain on going due to an issue with the original builder. A new builder is now onsite to complete the works.

The matter of whether the proposed additional works would form a new DA or a S4.55 adjustment to the existing approval were discussed with Essam Elsayed who in summary concluded on the 16/05/2024

*"the proposed modifications cannot be added to the development originally approved as a modification, as it would not be substantially the same development. This determination is in accordance with Clause 100(1)(g) of the Environmental Planning and Assessment Regulation 2021 (EPA Regulation 2021).*

*Regarding your Certifier's perspective, while we understand their position, our assessment must strictly adhere to the criteria outlined in the EPA Regulation 2021. Therefore, the proposed changes do not qualify for a Section 4.55 modification.*

*For clarity, here is the specific reason for this determination:*

- *The relocation of the fence and removal of the tree, along with the necessary driveway and concrete works, represent significant alterations that impact the site's external layout and structure."*

We are therefore seeking approval of the following works under a new DA.

## 2. THE SITE

The site is Lot A DP324850 , located on the east side of Hocking Avenue in Earlwood at number 4, and on the corner of Hocking Avenue and Banks Road. The property is a triangular shaped block with a curved corner street boundary. It is oriented with the main street facades of the house facing North and West, and the rear facade facing East to the backyard. To the South is a close neighbour number 6 Hocking Avenue. The site has a curved street frontage of approximately 21.9m, a NE side length of 28.66m, a South facing length of approximately 26.5m and a total area of 297m<sup>2</sup>. The property does not have rear lane access.



Image 1: Site map from Google Maps

Located on the site is a three storey, free standing dwelling, built in the late 1920s, to early 1930s in the Art Deco style. The dwelling is currently under construction. The dwelling has an existing hardstand car park in front of the house, entered from Hocking Avenue.

The site is zoned R2 low density residential. The building is not a listed Heritage item, and is not in a Heritage Conservation area.



Image 2: Subject property within its streetscape context- Hocking Avenue

### 3. THE LOCALITY

The dwelling is situated on a wide residential street. Adjoining properties have houses of a varying styles. Opposite at numbers 7-17 Hocking Avenue are some intact Interwar houses (items 193-198 on the registry), intermixed among California Bungalows, altered single storey dwellings and two storey dwellings of non-descript vernacular styles. The neighbouring buildings are primarily free standing two storey dwellings on sloped blocks.

#### 4. THE PROPOSAL

This statement is to be read in conjunction with the Design drawings prepared by Bakker Studios and labelled as

DA0.00 Site + Roof Plan  
DA0.01 Existing Basement plan  
DA0.02 Existing Ground floor plan  
DA0.03 Existing 1<sup>st</sup> floor plan  
DA0.04 Existing Elevations

DA1.01 Proposed Basement plan  
DA1.02 Proposed Ground floor plan  
DA1.03 Proposed 1<sup>st</sup> floor plan  
DA1.04 Proposed Elevations

The following written documentation is to be submitted with this application

Site Survey by Survey 3D- dated 2017

NB this company relocated to QLD and subsequent roof survey was Completed by SJ Dixon Surveyors in 2018

Stormwater plan C-3564-01 revision 5 prepared by Pavel Kozarovski (MIEAus,CPEng, NER)

Waste Management Plan- prepared by Bakker Studios

No BASIX is included in this DA as the cost of works is under \$50,000

It is proposed to undertake the following works:

##### **External work Basement**

- Cut the existing basement window down on one side to allow for a door. Install a glazed door with glazed sidelight window.
- Replace the existing laundry window with a shorter window to suit the new deck height above.

##### **External works Ground Floor**

- Remove the Cyprus tree next to the hard stand car park
- Remove the existing brick fence which is falling over and reconstruct it further north, including a new gate
- Remove the damaged concrete surface of the hardstand area and reinstate.
- Remove the non-original, non Art Deco upper terrace balustrade and replace with an Art Deco styled balustrade.
- Remove the non original federation style doors at the front of the dwelling and replace with Art Deco style window.

##### **External works generally**

- Paint all external doors and windows in Colorbond Dune matched paint colour.

## 5. RELEVANT LEGISLATION

### Canterbury Bankstown Council

### Canterbury Council DCP 2023

#### 2.1 Site Analysis plan

Refer to drawing DA0.00 for site analysis.

#### 2.2 Flood Risk Management

As shown on councils' flood map, the subject property 4 Hocking Avenue is shown as having some low-level flood risks. It is understood from our hydraulic engineer that the pink indicates PMF while the blue indicates the 100 year flooding, and that flooding restrictions do not apply to this site.

A flood study has therefore not been prepared with this application. All the works proposed in this DA are external adjustments. No internal floors are proposed to be adjusted. The proposal does not increase the sites capacity to flood as the increase hard surfaces is very minimal. As shown later in this document the site has more than double councils minimum permeable ground area.

The adjustments at the front of the property include the removal of a tree that is damaging the existing concrete hard stand, and the replacement of that same hardstand in concrete in the same location. A new strip drain is proposed between the hardstand area and the house, which will be connected to the stormwater system. This application is accompanied with a stormwater plan that also includes the stormwater system proposed in DA 812/2020

It is considered that the proposed works are of a minor nature and are considered to reduce the flood risk to the property through the instruction of a new strip drain adjacent to the dwelling of the property. It is not considered that the proposal will expose existing development to an increased risk associated with flooding.

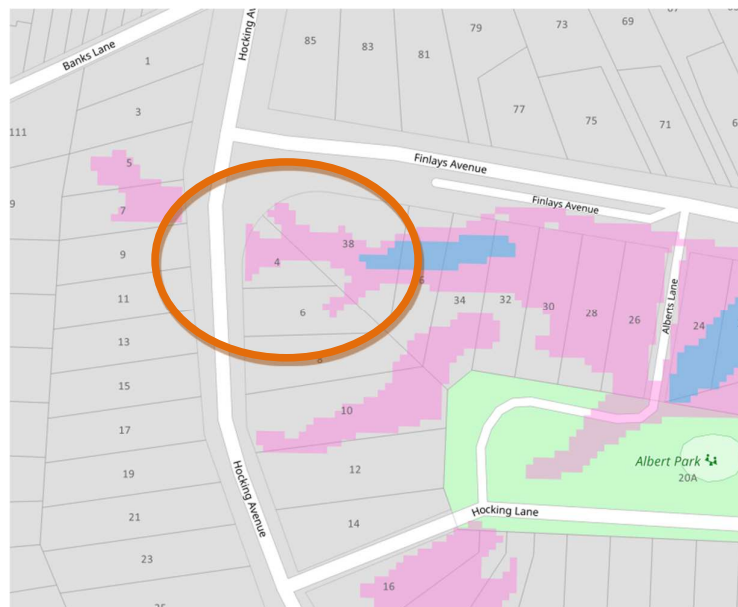


Image 3: Excerpt from Canterbury Bankstown Councils flood map



## 2.3 Tree Management

Included in this application is the request to remove one tree on the property. This tree is approximately 8.4m high with a 7.2m spread and a 0.5m diameter trunk as shown on the site survey. The tree is a Cyprus tree of unknown age. The tree is located 3.6m from the house and hard up against the fence.

As illustrated in the follow site photographs, the tree is pushing over the original brick fence. It has severely cracked and pushed up portions of the car park hardstand in the path towards the front door. This concrete damage has resulted in a severe trip hazard at the principal entrance to the property. As the tree roots have cause severe damage to the structures within the first few meters of the trunk, it is considered that with time they will extend to damaging the house itself.

We are therefore proposing to remove the Cyprus tree as part of this application.



Image 4: The Cyprus tree proposed to be removed





Image 5: The base of the Cyprus tree illustrating the damage to the brick fence and driveway



Image 6: The base of the Cyprus tree illustrating the damage to the brick fence



As noted on the plans and in the images below, the site has many other significant trees. Adjacent to the tree proposed to be removed are two frangipani trees, a bottlebrush tree and a small native tree. Further north is located a Mango tree and a Mandarin tree. All of these trees are proposed to be maintained.

On a lower part of the blocks a large tree with a height of 8.5m and a spread of 8.4 will be maintained.

The site contains several other significant trees, including native trees and food trees. It is therefore not considered that the loss of this one, nonnative and non-habitat tree as significant. The safety of the owners and visitors is deemed to be at risk due to the tree roots growth and the resulting uneven ground. Eventually the house may be damaged by the expanding, invasive root system.

As the site also has several significant trees, is a steep block with a previous DA approval for a large rear deck, we would appreciate council not request that a replacement significant tree be added. It is considered that there are no appropriate locations for an additional large tree that are not within the grown canopy of the existing significant trees, or that will not grow to affect the new deck area, or existing house once mature. The two frangipani trees and natives adjacent to the removed Cyprus, will, with time grow a canopy to cover the area of the previous Cyprus.



Image 7: The adjacent native trees and frangipani trees.





Image 8: The adjacent mango tree and street trees



Image 9: The adjacent bottlebrush tree.

### 3.1 Engineering

This submission includes a stormwater drainage plan prepared by Pavel Kozarovski (MIEAus, CPEng, NER).

A slab structural design as well as Sydney Water approval in relation to the existing sewer line that runs under the proposed new car park hardstand will be prepared for the Construction Certificate.

### 3.2 Parking

The existing site contains a hardstand area car park. The proposal widens the area slightly. No change to the car parking numbers is proposed in this application.

No change to council street verge nor the driveway on councils' land is proposed in this application.

### 3.3 Waste Management

No change to the domestic waste collection and storage location is proposed in this application.

A Waste management plan form noting construction waste is included with this application

### 4.2 Heritage

The subject property is not a Heritage item, nor is it within a heritage conservation area. It is however within the vicinity of number 7-17 Hocking Avenue Interwar houses which appear as Heritage items 193-198 on the registry. Other than number 7-17, the remaining surrounding buildings are of little heritage significant, most having later vernacular alterations, or being newly built of no particular significant style.

Despite not being a registered item itself, the subject house is a good example of an Art Deco style building. It is understood that the house was built in the late 1920s to 1930s for the original owner Mrs Broderick. Her father had owned the land, subdivided the block and had this house built for his daughter after he returned from World War 1. The original owner is understood to have lived in the house until her 90s, when she passed away.

The house is located on a corner with a strong address to the intersection of Hocking Avenue and Banks Road. A parapet edge displaying horizontal brick patterning and a strong vertical section of glass blocks addresses the corner. The building still has many of its original windows and doors, all of which show horizontal mullion divisions. Two external doors facing Hocking Avenue are later additions in a non-matching Federation style.

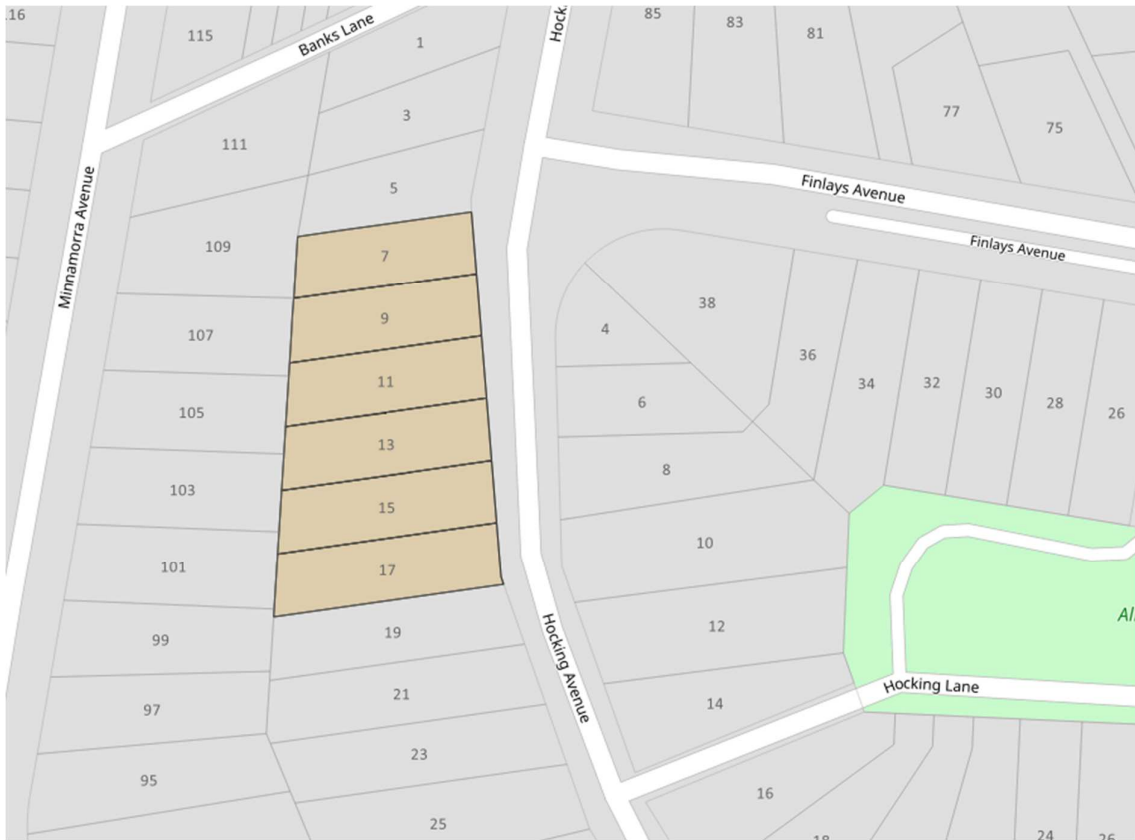


Image 10: An excerpt from Canterbury Bankstown Council Heritage map illustrating the proximity of number 7-117 and the subject site at number 4.



Image 11: Interwar houses opposite





Image 12: The existing house, corner view illustrating the Art Deco style of the dwelling.

The works proposed at the front of the property include the removal of a large Cyprus tree and the reconstruction of a portion of the front fence damaged by the tree. The fence is proposed to be rebuilt further north reusing the bricks from the original fence and to the same detail; Tan bricks at the base, and red tone bricks as the cap to the wall.

The hard stand car park is proposed to be removed and repoured, slightly wider. An existing terrazzo curved footpath is proposed to be maintained with the new concrete levels poured to meet it.

The existing 600mm wide gate is proposed to be replaced with a wider gate in an Art Deco style.

The upper terrace non original balustrade is proposed to be removed and replaced with an Art Deco style balustrade. The horizontal steel work and motif are inspired by the existing internal steel balustrade to ensure that the new work is stylistically compatible with the original Architects intentions.

The lower set of federation style French doors are proposed to be removed. In the opening is proposed a new timber window, detailed to match the size, style and sill height of the existing first floor bedroom double hung window pair. Similar reproduction windows have already been made for the rear extension which is partially completed.



Image 13: The terrazzo path proposed to be maintained and restored.



Image 12: Detail of the front entrance showing later federation style doors and later additional balustrade proposed to be replaced.



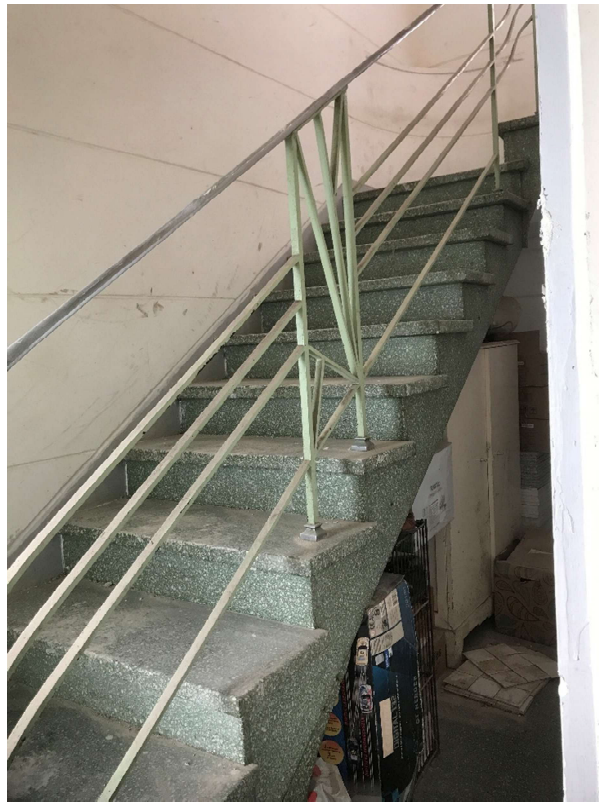


Image 13: The existing retained stair balustrade used as inspiration for the new balustrade detail. Note: The new balustrade has closer spaced steel elements to ensure compliance with the BCA.



Image 14: The new reproduction window is to mimic the Art Deco style of the existing first floor bedroom window



The works proposed at the rear of the property include the replacement of a damaged laundry window in a slightly shorter height to suit the new deck levels above.



Image 15: The damaged laundry window proposed to be replaced.



Image 16: The basement window proposed to be partially cut down to form a door with a side light window

It is considered that the proposed works are appropriate to the Art Deco house, removing non original features, recreating Art Deco style doors, windows and metalwork to compliment the building, retaining original features such as the terrazzo pathway, and reusing original materials to rebuild the brick fence.

We would appreciate councils support of the proposed adjustments to the house.

## 5.2 Former Canterbury LGA

### Section 2: Dwelling houses and outbuildings

#### 2.1 Minimum lot size and frontage

There is no change proposed the minimum lot size in this application.

The frontage is proposed to be appropriately adjusted to allow for adequate area for car parking as required under the DCP provision.

#### 2.2 Site Coverage

No change to the site coverage is proposed with this new DA. In DA 812/2020 the site coverage was approved at 37.5% which is well under the 60% maximum for sites of this size.

#### 2.3 Landscaping

Site area	Minimum deep soil area (% of site area)
Up to 449m <sup>2</sup>	15%

The site area is 297m<sup>2</sup> by Survey

Permeable areas are shown on the proposed ground floor plan and include areas only 2.5m or wider:

Front garden: 65.29m<sup>2</sup>

Rear garden: 36.2m<sup>2</sup>

South side garden: no areas are wider than 2.5m

**Total: 101.49m<sup>2</sup>** which is 34% of the site area and therefore compliant.

#### 2.5 Height:

There is no change proposed to the height of the building in this application.

## **2.6 Setbacks:**

There is no change proposed to any setbacks in this application.

## **2.7 Building Separation:**

There is no change proposed to the building separation in this application.

## **2.8 General Design:**

The proposal complies with the relevant objectives of this part of the DCP in that the proposal:

- enhances the streetscape appearance of the house as the current fence and car park hard stand are dilapidated and dangerous.
- compliments the architectural character of the existing building, removing non Art Deco features and reinstating reproduction Art Deco features that are matched to details existing within the building.
- increases amenity to the basement by providing a wider door to allow storage items to be more readily bought in, including the washing machine, which currently does not fit through the narrow existing door and needs to be lifted through the window opening.

## **2.9 Roof design and features:**

The design does not include any adjustment to the roof design.

## **2.10 Solar Access and Overshadowing:**

The design does not include any adjustment to the building bulk that would add to overshadowing of any neighbour. Solar diagrams have therefore not been included with this application.

## **2.11 Visual privacy:**

It is not considered that any of the proposed adjustments will have any effect on visual privacy for the neighbours. All basement windows and glazed doors are proposed within existing window openings. The adjustment to those openings would not change the privacy relationship with the neighbouring building.

## **2.12 Acoustic privacy**

The design would not have any detrimental effects on acoustic privacy



**2.13 Fences:**

The proposed adjustment to the front fence retains the majority of the original brick fence. It is proposed to demolish the portion that is falling over, clean the bricks and reconstruct the new portion of fence in the original bricks. The proposed fence will therefore remain in keeping with the original house and streetscape character.

The front fence is proposed to match the existing height, which is around 700-900mm high, stepping with the slope, and therefore complies with councils' maximum height for front fences of 1.2m

**PART 6.9: WASTE MANAGEMENT**

Refer to Appendix 1: Waste Management document

**ADDITIONAL CONTROLS****Floor Space Ratio:**

There is no change proposed to the FSR of the building in this application. The FSR as approved under the previous DA812/2020 was as follows:

Proposed Basement Level 14.19m<sup>2</sup>

Proposed Ground Floor level 78.37m<sup>2</sup>

Proposed 1st Floor 68.59m<sup>2</sup>

Total Area 161.15m<sup>2</sup>

**Proposed FSR=0.54:1**

**Acid Sulphate soils**

The site is located in a Class 5 Acid Sulphate Soil location. This is a low level zone. The proposed building works do not require any large area of excavation that are likely to be of a depth that would disturb higher classes of Acid Sulphate soils. It is therefore considered that the proposal will comply with council requirements in relation to this class of soil.

**6. CONCLUSION**

The proposed alterations and additions to 4 Hocking Avenue have been carefully designed to consider all aspects of the DCP and LEP, as well as any affects it may have upon the immediate neighbours, and Art Deco fabric of the building. Overall this proposal is compliant with councils DCPs, it reinstated Art Deco features and does not have any detrimental effects on the neighbours.

We would therefore appreciate councils' positive consideration of the proposed works.