

Statement of Environmental Effects

Proposal: Demolition of existing buildings, construction of a double storey dwelling, swimming pool and related landscaping.

Location: 14 Cairo Avenue, Padstow

Applicants: Meena Mikhael and Christine Bishay

This Statement of Environmental Effects has been prepared to accompany the development application for the proposed double-story single dwelling with a swimming pool at 14 Cairo Ave, Padstow. This statement outlines the expected impacts on the environment and the measures proposed to mitigate these impacts.

1. Site Suitability

- The site, measuring 531 square meters, is well-suited for the proposed development. The land is relatively flat with a slight fall towards the north and northeast corners.

2. Present and Previous Uses

- The site is currently occupied by a single-story dwelling used for residential purposes. The existing structure is a modest home that has served as a private residence for many years. The property is well-maintained and fits harmoniously within the residential character of the neighbourhood.
- Historically, the site has been used exclusively for residential purposes. The single-story dwelling has been the primary structure on the property since its construction. There have been no significant changes or developments on the site, and it has consistently been utilized as a private residence.
- The proposed development will continue the residential use of the site, transitioning from a single-story dwelling to a double-story dwelling with a swimming pool. This continuity ensures that the character and primary function of the site remain unchanged, while enhancing the living conditions and aesthetic appeal of the property.
- The transition from a single-story to a double-story dwelling is in keeping with the evolving nature of the neighbourhood, where similar developments have been undertaken. The proposed development will not introduce any new or incompatible uses to the area, maintaining the residential nature and contributing positively to the local streetscape.

3. Design Guidelines

- The proposed dwelling has been designed to enhance the character of the surrounding area. The design complies with the floor space ratios and building envelope requirements as outlined in the Canterbury-Bankstown Development Control Plan (DCP).
- The building envelope has been designed to minimize cut and fill, respecting the natural contours of the site.
- The proposed development complies with all relevant codes and policies, including the Canterbury-Bankstown LEP and DCP. Detailed assessments have been carried out to ensure compliance with floor space ratios, building height, setbacks, and other development controls.

4. Access and Traffic

- Vehicular access to the site will be provided via Cairo Avenue. The existing road infrastructure is adequate to handle the additional traffic generated by the development.
- Adequate off-street parking will be provided in accordance with council requirements.

5. Privacy, Views, and Overshadowing

- The design of the dwelling ensures minimal impact on the privacy of neighbouring properties. Windows and balconies have been positioned to avoid direct overlooking.
- The proposed development will not significantly impact the views from neighbouring properties.
- Shadow diagrams have been prepared and demonstrate that the development will not cause unacceptable overshadowing of adjacent properties.

6. Air and Noise

- Construction activities will be managed to minimize noise and dust impacts on neighbouring properties. Work will be carried out during standard construction hours.
- The proposed use of the dwelling is residential, which is consistent with the surrounding area and will not generate significant noise.

7. Stormwater Management

- A Stormwater System Report has been prepared and is attached. The drainage system has been designed to manage stormwater runoff effectively, with all

runoff directed towards a separate water tank and overflow draining by gravity towards designated pits.

8. Landscaping

- The proposed landscaping plan includes the planting of native Australian trees and shrubs to enhance the visual appeal of the development and provide environmental benefits.
- The landscaping design will have minimal impact on the existing environment and will enhance the overall aesthetic of the property.

9. Social and Economic Impact

- The development will have a positive social and economic impact on the locality by providing high-quality housing and enhancing the streetscape.
- The proposal complies with the minimum design requirements and performance criteria of the Canterbury-Bankstown Local Environmental Plan (LEP).

The proposed development of a double-story single dwelling with a swimming pool at 14 Cairo Avenue, Padstow has been carefully designed to minimize environmental impacts and comply with all relevant council codes and policies. The development will enhance the character of the area and provide high-quality housing for future residents.

Further points as matters of consideration to City of Canterbury Bankstown in reference to the above:

- a) This property has been designed in order to enhance the character of the City Council and the immediate environment. The project is a double story single dwelling with a swimming pool on a 12.800 meters wide block of land.
- b) The site being 531.1 meters squared as per the survey carried out RGM Property Surveys and is well suited for the development. Hence the areas of the proposed development are shown on the plans to be well within the specified floor space ratios as outlined in the council's D.C.P.
- c) Stormwater System Report is required and attached.

As per the SSR report the FFL to all living areas is RL16.50 which is 300mm higher than PMF Extend and Contour Levels in the attached report.

The land has falls towards the North and Northeast corners of approximately 300 to 400 mm.

As per the submitted Stormwater Design Plan, the drainage for all the proposed buildings, pergolas and porches areas is collected by downpipes through charged lines

toward a separate water tank and the overflow is draining by gravity towards pits A and towards Cairo Street.

d) The building envelope has been designed in is such that it complies with all council's D.C.P.

e) There is a minimal impact on the environment with the design considering the natural contours of the site as much as possible. This is to mitigate and minimize the extent of cut and fill on the site and create an open plan design.

f) The proposed landscaping shows one established 75-liter native Australian trees will be planted on the property. This design will provide minimal impact on the existing landscaping, while enhancing the development with proposed landscaping.

g) The development will have a good social and economic effect on the locality due to the number of new developments and highest quality of design in Cairo Avenue. The development will not only raise the economic stature of the micro economic market, but socially, it will enhance the quality of the local shire. This also complies with the minimum design requirements and the Performance Criteria of the BLEP where each dwelling entry has a sense of individual identity, providing for personal and property security, for both residents and visitors. This enhances the perception of community safety.

h) Surrounding buildings well within the building envelope generates the density of the development. Hence the bulk, scale and volume of the buildings are subtly outlined in the staggered shape of the building outline.

i) This land is very suitable for this development and is not subject to slip or any other risks due to the onsite measures taken as advised by Canterbury - Bankstown Council.

j) The road system in the locality is well equipped to handle this development. The street is a well-sealed road with the potential to handle many new developments rising in the area.

k) Public transport and bus systems already exist in the area and are quite adequate for the development.

l) The utility services are very practical and quite adequate for the area and proposed development.

m) Development is not likely to cause soil erosion, however measures will be taken through the use of a silt fence around the perimeter of the site and next stormwater drains as a preventative measure, to the engineer's specifications.

- n) Solar access for the proposed dwellings complies with council requirements, with adequate sunlight being provided for the living spaces. Please note that the second story is designed to achieve maximum solar access.
- o) External Finishes Schedule have been considered and demonstrated.
- p) Streetscape plan is included with the DA Application, and it details proposed building, neighbours building.

A handwritten signature in black ink, appearing to be 'Meena Mikhael', written in a cursive style.

Prepared by: Meena Mikhael

Date: 24/4/25