

# **STATEMENT OF ENVIRONMENTAL EFFECTS & SITE ANALYSIS**

**Proposed Renew Garage.  
Site: No.2A Marcia St,  
Hurlstone Park. NSW 2193**

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## **1. INTRODUCTION**

### **1.01 Proposal**

The proposal is to remove the existing deteriorated fibro garage and construct a new timber frame garage to the existing house at No.10A Marcia St Hurlstone Park.

## **2. Site Suitability**

- 2.01. The property is known as No.10A Marcia Street, Hurlstone Park, Lot 24A in DP.332056. The site is situated on the southern side of Marcia Street, with an area of 278m<sup>2</sup>. The land is zoned R2 Low Density Residential & consists of a single storey dwelling which will remain. There is also an existing fibro garage which will be renewed.
- 2.02. Geographically, the land has a slight fall to the western side.
- 2.03. There will be minimal excavation on site, with some work at the front driveway to accommodate the garage levels.
- 2.03. The property is situated close to shops and transport facilities with Dulwich Hill railway station being less than 1 kilometre away. The adjoining properties consist of:-
- A single storey brick & clad cottage to the eastern side.
  - A single storey brick cottage to the western side.
- 2.04. The existing streetscape is mixed in terms of building styles, designs and periods. There is a mixture of one and two storey residences. Our proposal will be consistent with the existing garages along Marcia Street.

## **3. Present and Previous Uses**

- 3.01 Previous and present uses will remain the same. The building is residential.
- 3.02. There will be no odours or waste products produced by this development.
- 3.03 The site has not been exposed to any site contamination by previous land use.

## 4. Design Guidelines

- 4.01. Certain codes require council to take into account the impact of any proposal on the heritage and archaeological significance of any item in the vicinity. In considering certain council controls on developments of the nature proposed, the appropriate Canterbury Bankstown Council codes have been employed and reasonably complied with for the purpose of this proposal.
- 4.02. The external design, scale, height and positioning of the proposed development are highly harmonious with the surrounding properties.
- 4.03. The completed project will be a structurally sound, new and environmentally friendly domicile. It will be in keeping with the surrounding additions, in addition, to enhancing the existing aesthetically and architecturally.
- 4.04. This development in its' completed state will prove to be complimentary to the neighbouring existing developments.

## Compliance with Canterbury Bankstown DCP 2023

### Site Coverage

	Site Area	Maximum area of building footprint	Maximum area of all outbuildings	Maximum site coverage of all structures on a site
DCP	Up to 449m <sup>2</sup>	300m <sup>2</sup>	30m <sup>2</sup>	60%
Proposal	278m <sup>2</sup>	129m <sup>2</sup>	20m <sup>2</sup>	53%

### Landscaping

	Site area	Minimum deep soil area (% of site area)
DCP	Up to 449m <sup>2</sup>	15%
Proposal	278m <sup>2</sup>	25%

## Setbacks

	Setback	Controls
DCP	Side Setbacks	<ul style="list-style-type: none"><li>• External wall height over 2.7m a minimum setback of 450mm from the side boundary.</li><li>• External wall height not exceeding 2.7m may encroach into the minimum setback area.</li></ul>
Proposal		450mm

## 5. Operation and Management

5.01. This project does not involve any commercial operations.

## 6. Access and Traffic

6.01. The property is situated close to shops and transport facilities. Dulwich Hill railway station is located within 1 kilometres, with numerous bus stops and taxi stands.

6.02. There will be no traffic issues. Cars will be parked on site.

6.03. Access to the site will be via Marcia Street.

## **7. Privacy, Views and Overshadowing**

- 7.01. Privacy will not be an issue with the neighbouring residences when considering, the design layout of the proposal contains no invasive windows.
- 7.02. Adhering to the guidelines of the respective Canterbury Bankstown Council Codes, all minimum and maximum requirements have been met. Overshadowing to the adjoining residences will not be an issue due to being 1 storey.

## **8. Air and Noise**

- 8.01. No local air or water quality will be affected.
- 8.02. There will be no odorous or waste products produced by this development.
- 8.03. The site has not been exposed to any site contamination by previous land use.

## **9. Heritage**

- 9.01. This building is not listed as any heritage item.

## **10. CONCLUSION**

- 10.01. In summary, the benefits in terms of privacy, aesthetics, harmony, streetscape and value to the neighbouring properties highly exceed effects, if any, that may result from the subject proposal. Furthermore, there are no evident adverse impacts to be resulted by the development of this property.