



D-PLAN
URBAN PLANNING CONSULTANTS PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS

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**ALTERATIONS & ADDITIONS TO
THE EXISTING DWELLING
INVOLVING FAÇADE
IMPROVEMENTS, CONSTRUCTION
OF AN INGROUND SWIMMING POOL
& MINOR CHANGES TO THE
FENCING**

**1 POOLE STREET, KINGSGROVE
(LOT 31 DP 13422)**

7/4/2025

D-Plan Urban Planning Consultants Pty Ltd

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1. Compliance Table
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1.0 EXECUTIVE SUMMARY

The development application aims to improve the functionality of the existing dwelling by reconfiguring the existing entry area with a more efficient consolidated entry and general façade improvements, which also provides scope for an additional off-street car parking space when required in lieu of the outdated front yard concrete stairs and balustrading. This enhances the street interface and provides for an additional off-street car parking space to meet the car parking needs of the family.

Other improvements include, slightly increasing the size of the front first-floor bedroom, Rumpus Room and the garage depth, a new inground swimming pool and additional landscaping.

In general, off-street car parking should be encouraged and sympathetic alterations and additions, such as proposed, are acceptable when good planning and urban design controls are established to guide the building industry. Council has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

The proposed reconfiguration of the existing front entry area and garage are complementary to the established character of Poole Street and will generally enhance the streetscape amenity by incorporating the following:

- Improved more contemporary façade treatment;
- Minimising any visual changes to the street interface by retaining existing front fencing with minor changes and improving façade elements to accommodate a more functional pedestrian entry;
- New and refurbished landscaping; and
- Retention of passive surveillance opportunities from the front patio and balcony.

Several design options were considered, taking into account the existing street interface and other garage/carport arrangements along Poole Street, with the most appropriate approach being as proposed.

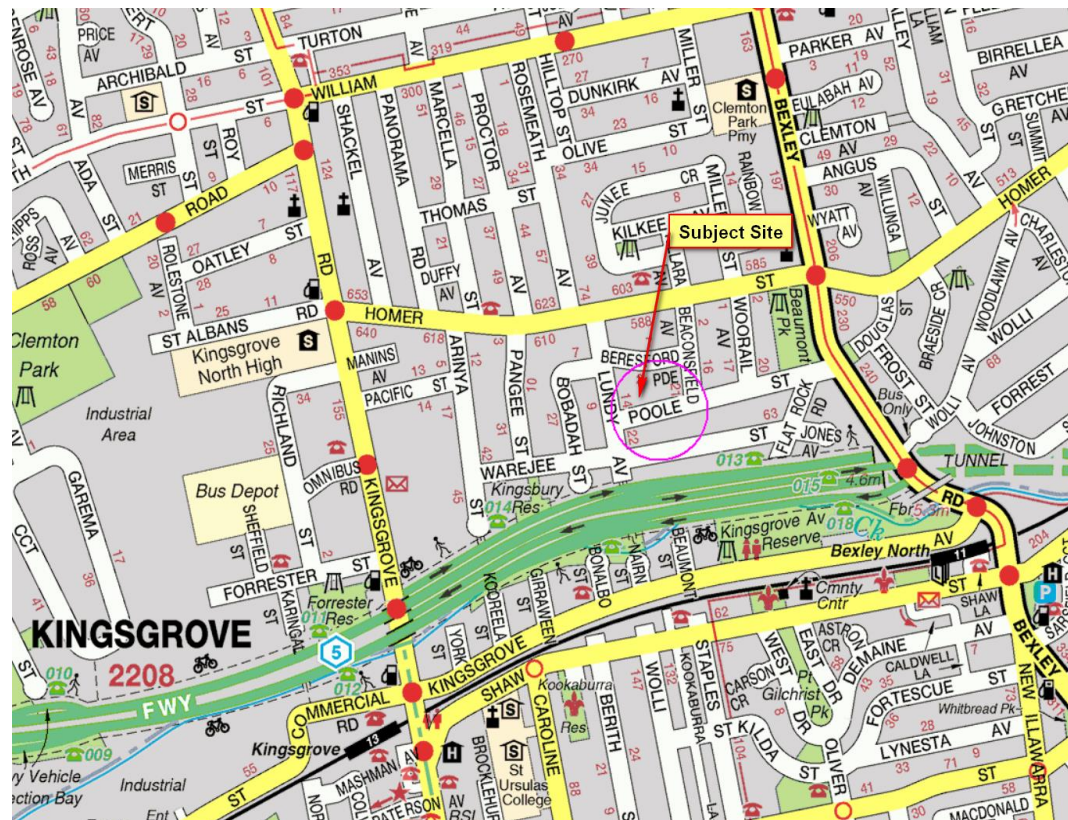
2.0 SITE/LOCALITY DESCRIPTION

The subject site, No. 1 (Lot 31 DP 13422) Poole Street, Kingsgrove is located on the northern side of the street, between Lundy Avenue and Beaconsfield Avenue. The site is trapezoidal in shape, with a frontage of 12.846m and a minimum length of 42.478m, comprising a total site area of **541.3m²**.

The site currently contains a two-storey dwelling with semi-basement parking and storage.

The surrounding neighbourhood is characterised by:

- One and two-storey dwellings of various architectural styles;
- Interspersed dual occupancy and multi-dwelling housing development;
- Standard width road reserve with paved and unpaved nature strips and a relatively consistent street tree planting theme;
- Mixture of front fencing styles and heights; and
- Inconsistent front building setbacks.



Locality Map



Photo - Subject site

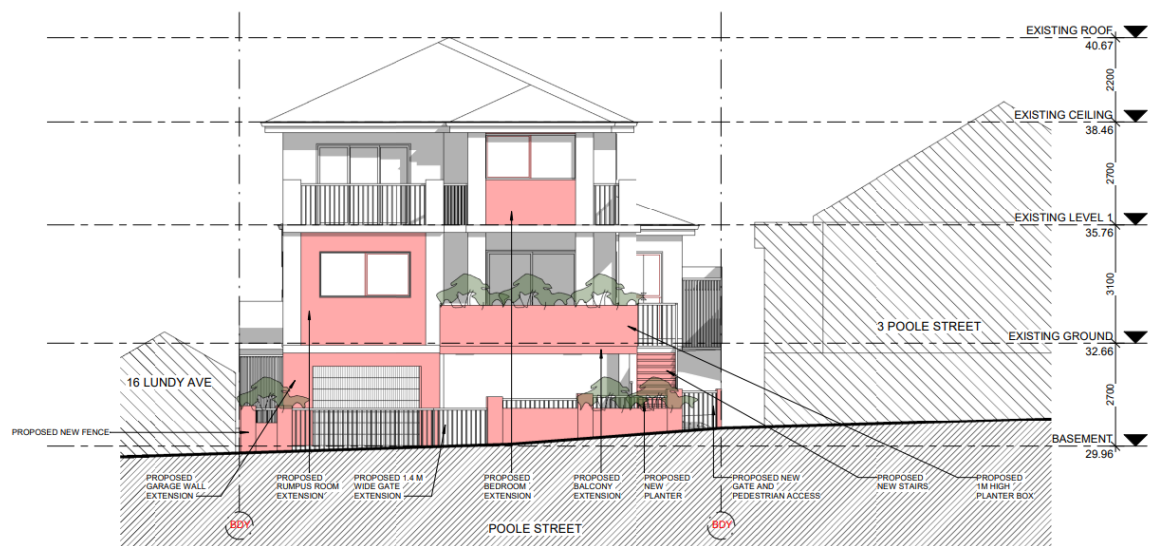


Photo – Streetscape

3.0 THE PROPOSAL

The proposal is to carry out alterations and additions to the existing dwelling house involving the following:

1. Reconfiguring the existing entry area with a more efficient consolidated entry separate from the vehicular entry and general façade improvements, including planter boxes and minor room extensions;
2. Construction of an inground swimming pool;
3. Minor changes to the front fencing;
4. Provision of new landscaped areas and planter boxes; and
5. Conversion of a small shed to accommodate a shower.



Proposed Front Elevation

4.0 RELEVANT PLANNING CONTROLS

4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Remediation of Land (Chapter 4)

A consent authority must not consent to the carrying out of any development on land unless:

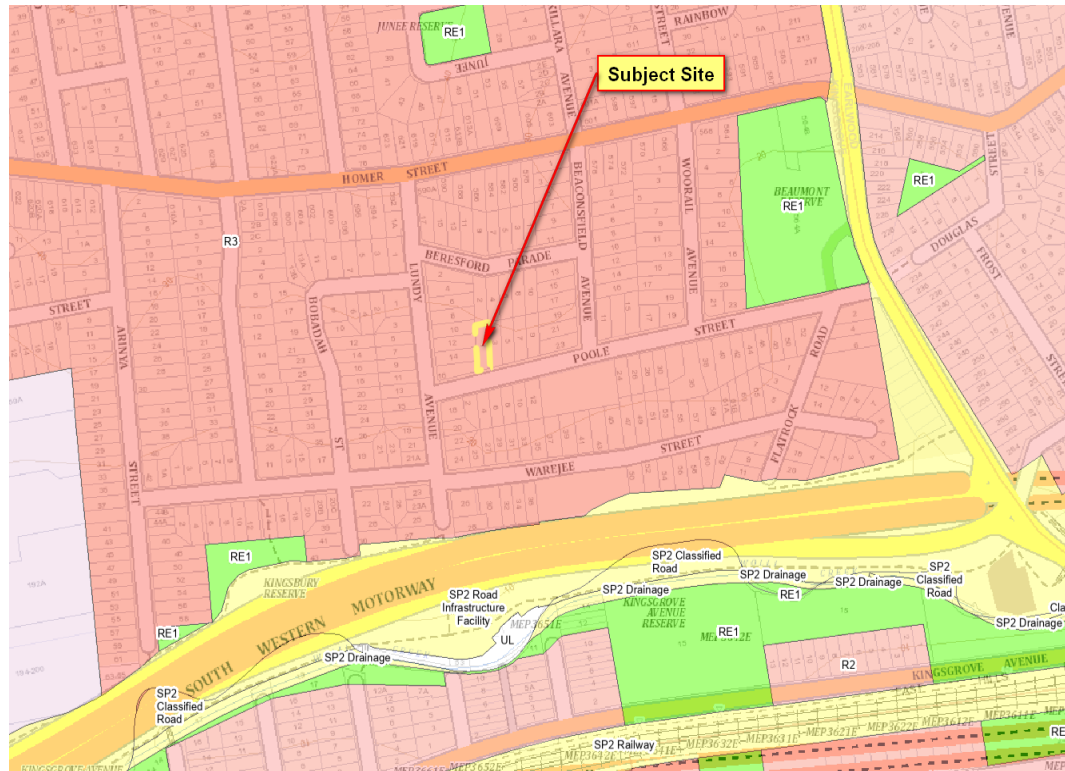
- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Being in a well-established residential area it is unlikely that the site is contaminated. A Preliminary Site Investigation is not considered necessary under the circumstances.

4.2 Canterbury Bankstown Local Environmental Plan 2023 (LEP)

The subject site is within Zone R3 Medium Density Residential under Canterbury Bankstown Local Environmental Plan 2023 (LEP). The proposed development falls within the definition of 'dwelling house' development and is permissible with the consent of Council, viz:

dwelling house means a building containing only one dwelling.



Zoning Map

Relevant Clause	Comment	√/X
Clause 4.3 – Height of Buildings The Height of Building Map categorises the site within the maximum 8.5m building height limit.	The proposal does NOT involve changes to the overall height of the existing dwelling and the reconfigured entry area/façade improvements are well below the existing building envelope.	√
Clause 4.4 – Floor Space Ratio The FSR Map indicates a maximum FSR of 0.5:1 for the subject site, however, Subclause (2B)(b) states: <i>(b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as "Area 2" on the Clause Application Map—</i> <i>(i) for a site area less than 200m²—0.65:1, and</i> <i>(ii) for a site area greater than 200m² but less than 600m²—0.55:1, and</i> <i>(iii) for a site area of 600m² or more—0.5:1,</i>	The proposal complies with this clause, having an FSR of 0.48:1 .	√
Clause 4.6 – Exceptions to development standards Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.	In this regard, NO variation requests are required as the proposal complies with all development standards contained in CBLEP 2023.	√
Clause 5.10 - Heritage Conservation	The subject site is not listed as a heritage item or located in the immediate vicinity of any heritage-listed items.	√
Clause 5.21 - Flood Planning	The site is not identified as being flood affected.	√
Clause 6.1 - Acid Sulfate Soils	According to the Acid Sulfate Soils Map, the subject site is not within any category which may limit excavation of the kind proposed (i.e., the site works would not affect the structural viability of the building due to the existing soil conditions).	√

<p>Clause 6.2 - Earthworks</p>	<p>Extension of the existing slab construction with minimal excavation is required (i.e., less than 1m).</p> <p>The Architectural Plans demonstrate that stormwater can be appropriately drained, as such, no detrimental impacts are envisaged.</p> <p>The proposal aims to achieve the highest and best use of the site, therefore, the future housing needs of the community are being accommodated for.</p> <p>Any excavated material taken from the site is unlikely to be contaminated, therefore, reuse would be acceptable.</p> <p>The design of the proposed development takes into account the preservation of amenity to adjoining properties, particularly in relation to controlled stormwater drainage.</p> <p>Being an established residential area, it is unlikely that any relics will be found on the site.</p> <p>There are no natural water courses in the immediate vicinity of the subject site.</p>	<p>√</p>
<p>Clause 6.3 - Stormwater Management</p>	<p>The Architectural Plans detail the method of draining the additional building works.</p>	<p>√</p>
<p>Clause 6.7 - Development in areas subject to aircraft noise</p> <p>Development consent must not be granted to development for the purposes of a dual occupancy... on land in the vicinity of the Bankstown Airport where the ANEF contour exceeds 25.</p>	<p>The subject site is not affected by aircraft noise.</p>	<p>√</p>

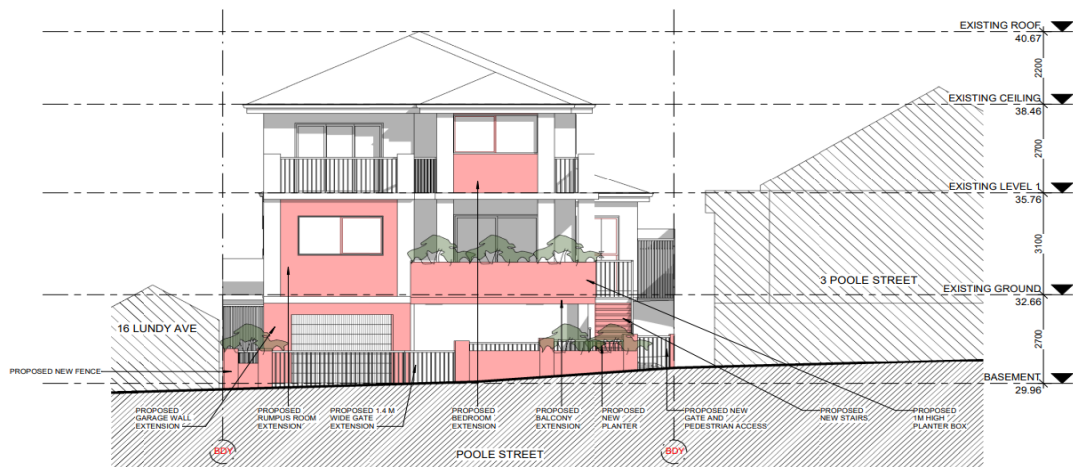
4.3 Canterbury Bankstown DCP 2023

Chapter 2 - Site Considerations

Site Analysis

Site constraints and opportunities were carefully considered in the design of the development. A visual comparison of the existing and proposed facade will reveal that the proposed façade produces a more balanced articulated appearance with a more defined base element, which assists in reducing the bulk and scale of the building.

The composite streetscape comprises a variety of building forms including contemporary examples also featuring semi-basement designs with well-defined **base** elements.



Front Elevation



Photo – emerging streetscape character

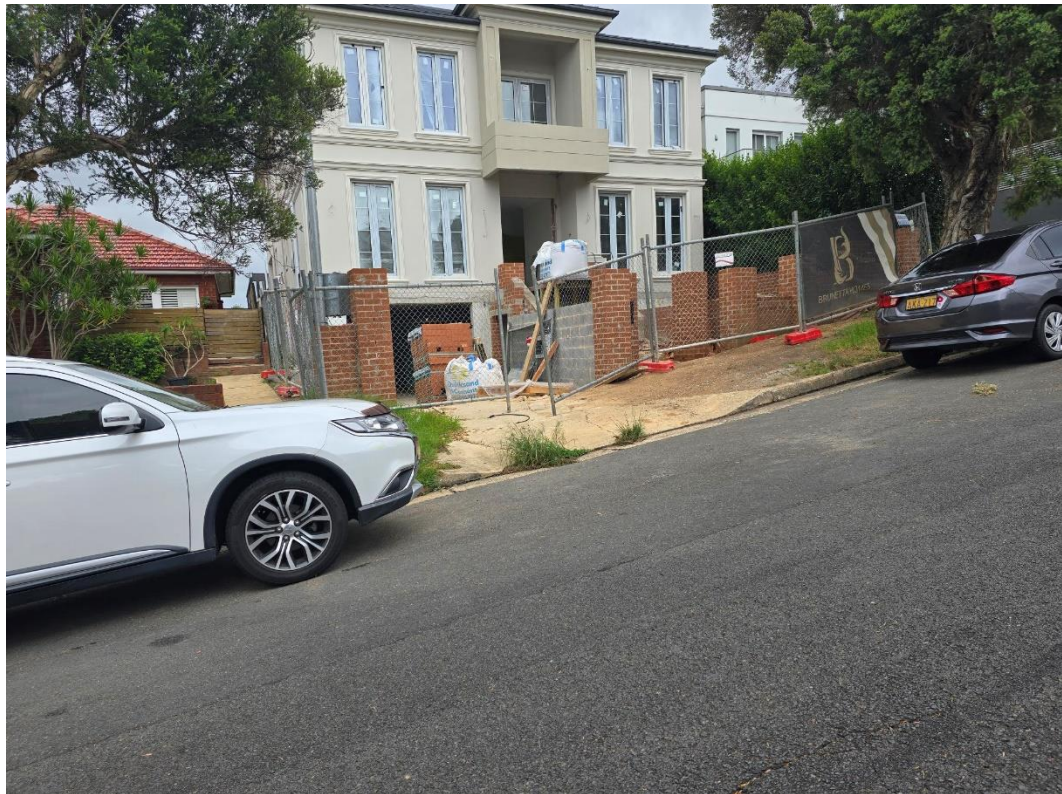


Photo – nearby dwelling under construction with the front fencing producing a base element

Tree Management

The proposal does not involve the removal of any significant trees and there will be a net increase in the available open space as a result of the proposed development.

Formalised landscaping will enhance the future amenity of the site and locality, as indicated on the Landscape Plan.

Chapter 3 - General Requirements

Parking

Car parking is provided in the form of an existing single width semi-basement garage with a tandem space available on the driveway. Scope for an additional off-street car parking space when required in lieu of the outdated front yard concrete stairs and balustrading will also be available.

Deletion of the front stairs and inclusion of a planter box produces a base element, giving the dwelling a contemporary visual appearance, similar to the newer dwellings in the locality.

This meets the off-street parking needs of the residents. Landscaping will be provided in the front yard to soften the visual appearance of the hard-standing areas. As such, the visual impact of the proposed façade alterations/improvements is considered acceptable.

Waste Controls

A Waste Management Plan accompanies this application. The plan adopts the principles of ***Avoid Reuse Recycle and Dispose*** to minimise landfill waste.

Sustainable Development

Consideration has been given to achieving ESD objectives at the design and development stages, viz:

- A Waste Management Plan accompanies the application;
- The alterations and additions to the existing dwelling have been designed to achieve a satisfactory energy efficiency rating through orientation and the use of building materials with thermal properties. The BASIX Certificate demonstrates that the design is satisfactory in terms of this consideration;
- Public transport is readily available (Bus/Rail links within walking distance);
- Soft soil areas will be available to establish native landscaping; and
- Stormwater will be collected and disposed of in a manner that complies with Council's requirements.

Chapter 5 - Residential Accommodation

All relevant numeric DCP requirements for the Former Canterbury LGA (Area 2) have been tabulated and are provided as **Attachment 1 - Compliance Table**, with additional comments provided below:

Dwelling Houses and Outbuildings

Site Planning

Minimum Lot Size and Frontage – N/A (existing allotment)

Site Coverage - the objectives behind this control are:

- To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.
- To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.

Compliance with the following controls achieves the objectives, viz:

Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site
Up to 449m ²	300m ²	30m ²	60%
450m ² to 599m ²	330m ²	45m ²	50%
600m ² to 899m ²	380m ²	60m ²	40%
900m ² or above	430m ²	60m ²	40%

The proposed alterations result in the dwelling house having the following floor area and site coverage:

- Maximum Building Footprint – 267.6m² (Complies)
- Maximum Floor Outbuildings – 28m² (Complies)
- Maximum Site Coverage – 267.6m² or 49% (Complies)

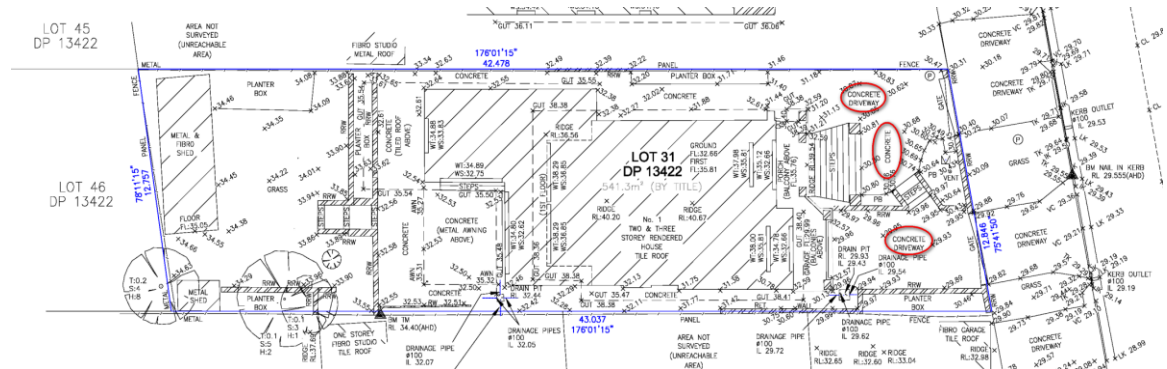
Note: the FSR provisions of Canterbury LEP 2012 prevail.

Landscaping - deep soil permeable areas must be provided in accordance with the table below:

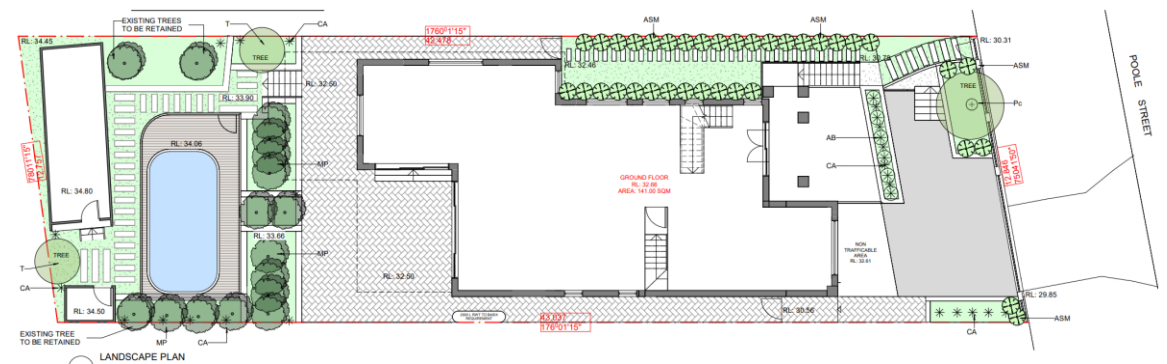
Site Area	Minimum Deep Soil Area (% of site area)
Up to 449m ²	15%
450m ² to 599m ²	20%
600m ² or above	25%

The proposed alterations and additions result in a deep soil area equivalent to **21.4%** of the site area, which complies with the requirement.

It should be noted that the proposal will result in a net increase in the available front yard landscaped area, which is currently almost entirely concreted.



Existing



Proposed

Layout and Orientation - the orientation of the site is ideal in relation to the Private Open Space Area, and the alterations and additions to the existing dwelling house are within the front portion of the building, which ensures minimal impact to adjoining properties.

Building Envelope

Height – as mentioned earlier, the proposal does NOT involve changes to the overall height of the existing dwelling and the reconfigured entry area/façade improvements are well below the existing building envelope.

Setbacks

- **Front** – the proposed minimum front setbacks of **5.5m** (GF) and **7.7m** (FF) comply with the DCP requirements, being greater than the average of the adjoining dwellings on either side.
- **Side/Rear** - the side setbacks comply with the minimum requirement, being **1100mm** and **1000mm** and **no change** to the existing rear setback which accommodates the private open space area, including the existing sheds and the proposed swimming pool. There is adequate space in the front, side and rear yards to provide landscaping, open space and privacy between adjoining dwellings.

Building Design

General Design - Council's guidelines for design of dwellings and alteration/additions require the following issues to be considered:

- Do not provide access to upper storey additions via external stairs – **N/A**
- A dwelling is to contain one kitchen and laundry facility – **existing internal layout comprises only one kitchen.**
- Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary) - other roof forms may be acceptable on additions at ground floor level, if concealed substantially behind the existing dwelling, and not visible from the street or other public space – **the proposed changes aim to modernise the appearance of the dwelling by creating a more defined base element and distinctive articulation. This is seen as a significant improvement to the existing façade.**
- Reflect traditional features in contemporary designs – **the proposed external changes will complement the colours and textures of the existing dwelling and will complement the emerging character of the locality, in line with current urban design trends.**
- Design must be compatible to existing residential development – **the proposed façade improvements will result in the dwelling being far more compatible with adjoining and nearby buildings.**
- Promote passive surveillance opportunities by positioning habitable rooms to face the street – **the front door, habitable room windows and patio/balcony of the dwelling provide passive surveillance opportunities of the public domain.**
- Garage structures must not dominate the street frontage – **the semi-basement garage is setback 5.5m and establishes a base element consistent with current urban design trends.**

COMMENTS

Given that the subject site is located in a “mid-block” situation, good presentation to the street with formalised landscape planting that achieves the objective of beautification, is an important attribute to retain, to achieve the desired outcomes of the DCP. The proposed alterations and additions to the façade significantly improve the visual appearance and result in a more functional pedestrian entry area.

The proposed changes will result in significant improvements to the streetscape amenity of Poole Street.

Internal Dwelling Layout – apart from a minor enlargement of the front first-floor bedroom and study/Rumpus Room all internal areas remain as is. The dwelling comprises adequately sized living areas and bedrooms.

Roof Design - existing roof structures will be retained and the proposed minor additions will be drained via existing stormwater pipes.

Amenity

Solar Access and Overshadowing

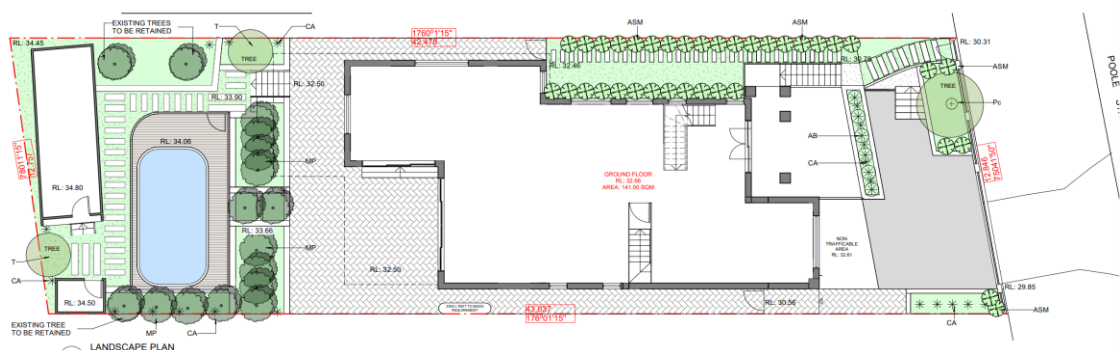
The rooms in the dwelling have been appropriately orientated to receive access to natural sunlight.

Likewise, the private open space area of the dwelling will continue to receive sunlight in accordance with the DCP requirement.

Shadows cast by the existing structures are minimal and the proposal does not add to the shadow impact.

Visual & Acoustic Privacy

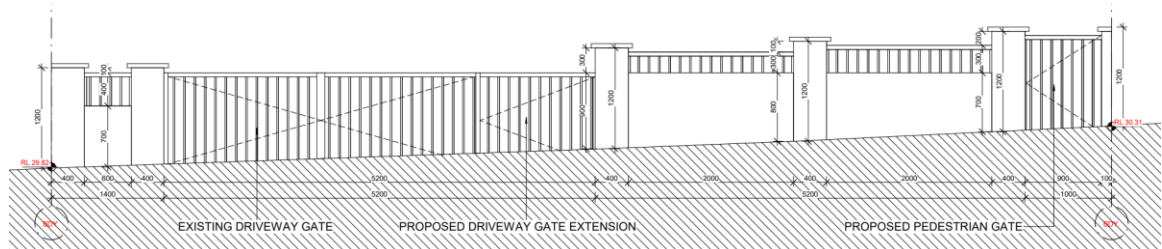
The proposed changes are to the front portion of the dwelling and will not result in any privacy issues. The availability of additional soft soil open space adjacent to the side boundary provides scope for additional screen planting to enhance privacy between the adjoining dwelling.



Fences and Ancillary Development

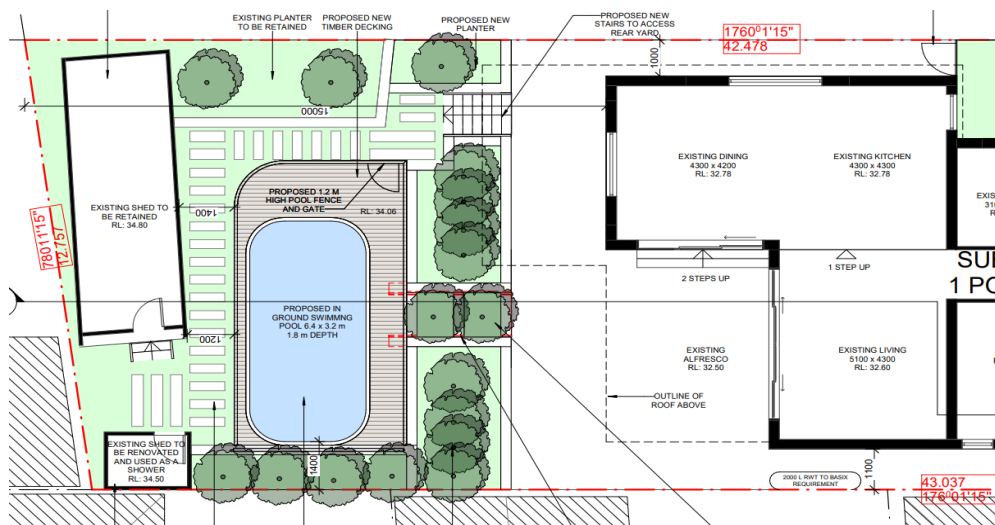
Fencing

Minor changes to the existing front fencing are proposed such as, inclusion of a pedestrian gate and existing gate extension. The open style front fencing does not exceed 1.2m and will complement the more contemporary appearance of the dwelling.



Outbuildings & Swimming Pools

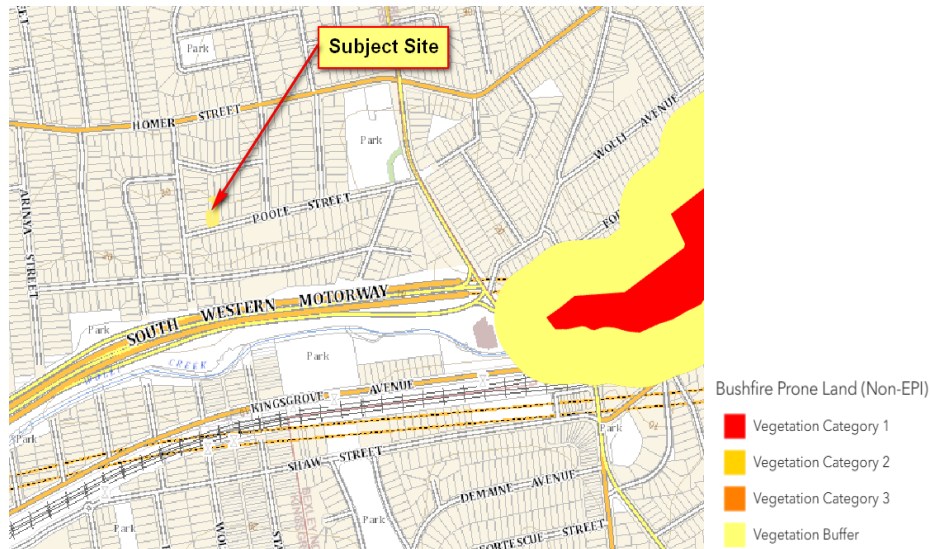
The proposed inground swimming pool is located behind the front building line and the water line is offset more than 1m from all boundaries as required.



4.4 Other Requirements

Bushfire

The subject site is not identified as being in a bushfire prone area.



Bushfire Map

BASIX

The State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the development demonstrating the applicant's commitments in achieving the objectives of the state government's policy. Energy conservation principles will be achieved through the construction method and orientation of the building, together with thoughtful planting of trees and shrubs and the use of materials with thermal massing properties.

4.5 Non-Compliance

The proposal complies with all LEP and DCP requirements.

5.0 CONCLUSION

Good planning principles have been incorporated in the design of the alterations and additions, which has resulted in sympathetic improvements to the existing dwelling in terms of, appearance, functionality and residential amenity.

It is considered that the proposed development will satisfy all relevant objectives contained in Council's environmental planning instrument and DCP as well as achieving the following desired outcomes, viz:

- Enhanced visual presentation to the street;
- Adequate off-street car parking;
- Additional landscaped areas; and
- Retention of a usable private open space area with the inclusion of an inground swimming pool.

Consideration has been given to matters listed in Section 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.

David Bobinac
Town Planner

ATTACHMENT 1

COMPLIANCE TABLE

ALTERATIONS & ADDITIONS - DWELLING HOUSE

Control	LEP/DCP Requirement	Development Proposal	Complies
Site Area	N/A (existing lot)	541.3m ²	N/A
Frontage	N/A (existing lot)	12.846m	N/A
FSR	0.55:1 (max) Clause 4.4 (2B)(b)	0.48:1	Yes
Floor Outbuildings Area	45m ² (max)	28m ²	Yes
Site Coverage (450m ² to 599m ²)	50% (max)	49%	Yes
Landscaping (Deep Soil Area)	20% (min) (450m ² to 599m ²)	21.4%	Yes
Building Height	8.5m (ridge) 7m (external wall)	N/A (existing) N/A (existing)	N/A N/A
<u>Setbacks</u> Front	generally 5.5m (increased or decreased based on specific site circumstances)	5.5m (main building elements)	Yes
Side	1000mm (min)	1100mm & 1000mm (existing)	Yes
Rear	6m (min)	15m (existing)	Yes
Room Dimensions	Living & Main Bed – 3.5m (min) Other Bedrooms – 3m (min)	achieved achieved	Yes Yes
Private Open Space	50m ² (assumed)	181m ² (existing)	Yes
Parking	2 spaces	provided	Yes
Storage	3 Bed + = 10m ³ (min)	provided	Yes

STREETSCAPE ELEMENTS IN LOCALITY





