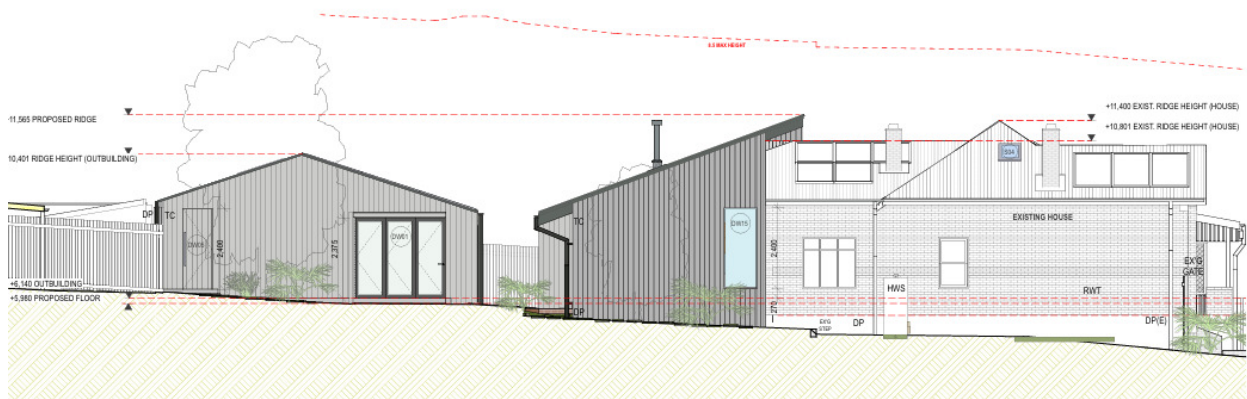


STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE
and
CONSTRUCTION OF AN ARTISTS STUDIO OUTBUILDING
AT

77 UNDERCLIFFE ROAD, EARLWOOD



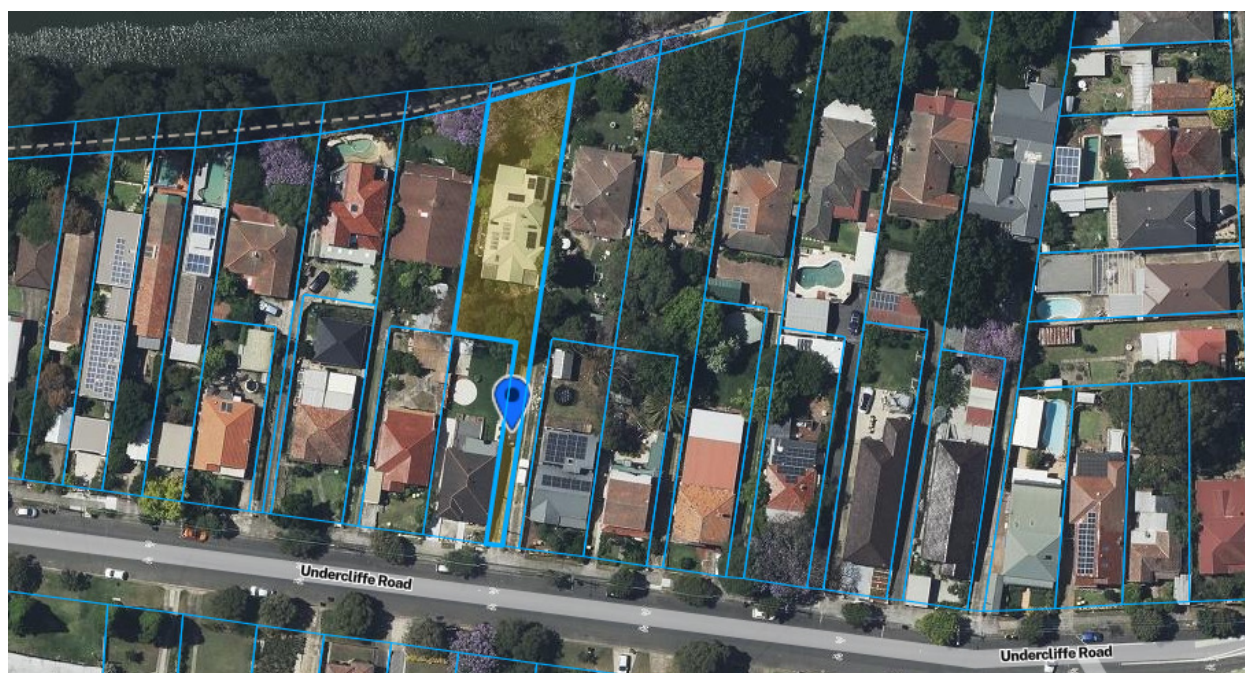
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1. INTRODUCTION

This Statement of Environmental Effects is submitted in support of a proposal for renovations and an addition to an existing dwelling house and the construction of an outbuilding for use as an artist's studio.

2. LOCALITY AND SITE

The property has the title of lot 1 in DP 668614. The site is a battle axe lot located on the south side of the Cooks River. The battle axe lot is regular in shape and has approximate dimensions of 42m (west side) and a frontage to the pathway along the Cooks River of 15.96m. The total site area is 774.9m². The access drive way has an area of about 116m² and the battle axe lot has an area of about 659m². The aerial photo shows that the subdivision pattern comprises battle axe lots facing the Cooks River and lots facing Undercliffe Road. The 1943 aerial photo shows this pattern pre-dates WW2.



The property is occupied by a single storey Federation period house with brick walls and a metal roof.

The configuration of the existing house has bedrooms and a lounge room off the central hall. The rear wing is an open plan kitchen/dining room that is a renovation of the original rear wing.

The house, particularly the front elevation facing the Cooks River, has a fine traditional character.

There are several trees on the site which will be retained.



1943 Aerial photo

The adjoining properties comprise:

- 75 Undercliffe Road, (adjoining east boundary): contains a federation period dwelling house on a battle axe lot.
- 73 Undercliffe Road, (adjoining the east side of the access driveway at the rear of 75 Undercliffe Road) contains an interwar period house that has been substantially renovated, with a 2 storey rear addition.
- 83 Undercliffe Road, (adjoining west boundary): contains a renovated dwelling house
- 81 Undercliffe Road, (adjoining south/rear boundary): contains an interwar period house that has been renovated.

The access driveway is 3m wide and has concrete wheel strips. The property at 75 Undercliffe Road also has a 3m wide access driveway with concrete wheel strips. The driveways are not divided.

The current arrangements for both properties do not allow vehicles to turn around on their site. Vehicles park on the driveways and not on the battle axe land. Vehicles either reverse into the driveway or into Undercliffe Road. This has been a long standing arrangement for both these properties and for other battle axe lots nearby.



Driveways to 77 and 75 Undercliffe Road. Note not divided and 2 sets of concrete wheel strips.



Front elevation of the existing house facing the Cooks River. Note original character retained in good condition.



Rear entry of the existing house (to be demolished).



Entry path to the rear door.



Existing trees to be retained



Location of proposed studio. Note sheds on 3 adjoining properties



View to rear of house at 75 Undercliffe Road.

3. PROPOSAL

The proposal involves

- Demolition of the existing rear wing and rear verandah and replacement with a new rear wing to provide a larger open plan kitchen/living/dining room. The total floor area of the house will increase by about 30m² to 158.2m².
- Conversion of a bedroom to a second bathroom and robe
- construction of a single storey outbuilding to be used as an artist studio and small storeroom and laundry – total floor area of 50.3m²
- construction of a carport on the driveway, with an EV charging outlet.

One of the owners (Giles Alexander) is an internationally acclaimed contemporary artist. He has provided the following explanation for the studio.

I am an international exhibiting artist. My work has been exhibited at major galleries and art fairs in Australia, London, New York, Hong Kong, Miami and many more over the past 20 years.

My current studio in St Peters is 60 sq meters which I require for creating large-scale artworks; I have made paintings up to 5 meters long.

I am currently writing my PhD in painting at UNSW. This studio build offers the opportunity to create a clean, peaceful creative environment to continue my established painting practice for the foreseeable future without the ongoing rental threat of relocation.



Existing studio

The addition to the house will use traditional finishes (weatherboards and metal roof) to complement the existing house. It will have a north facing, vaulted roof to catch day light and sunlight. .

The studio will be located in the south west corner of the site. This corner is adjoined by the 3 properties at 81, 83 and 85 Undercliffe Road. Each of these properties has a shed adjacent to the common boundary.

The use of the studio will be a home occupation, which does not require consent for use. The studio will be designated as a habitable building.

The external finishes (see dw DA16) will be:

House addition

Walls: Timber cladding, V groove, "grey"

Windows: timber "grey stain"

Downpipes & gutters: Colourbond "dark grey"

Roof Cladding: Colourbond "light grey"

Studio

Walls: Timber cladding, V groove, "light grey". Recycled brick on south and west elevation

Windows: timber "light grey stain"

Downpipes & gutters: Colourbond "dark grey"

Roof Cladding: Colourbond "light grey"

The carport will be a standard design with metal posts, metal roof and open sides.

4. STATUTORY CONTROLS

4.1 Canterbury Bankstown LEP 2023

The planning controls in Canterbury Bankstown LEP 2023 are set out in the following table.

Planning control CBLEP 2023	Designation
Zoning	R2
Floor space ratio	May be 0.5:1
Height of buildings	8.5m
Lot size	460
Reservation/acquisition	No
Heritage item/conservation area	No/No
Flood planning area	Yes
Acid Sulphate soils	Class 5
Key site	No

The numerical data for the project is set out in the following table

	Proposed	Requirement	Compliance
Site area	774.9m ²	460m ²	Yes
Gross floor area	208.45m ²		
FSR	0.27:1	0.5:1	Yes
Height	4.5m	8.5m	Yes

Earthworks

There are no significant earthworks.

Stormwater management

A Stormwater Management Plan by Stellen Consulting Engineers is part of this DA submission.

The site is located in a flood planning area, however Councils Stormwater System Report dated 28/11/2023 notes a flood/overland flow study is not necessary.

SEPP BASIX

A BASIX certificate is provided.

5. POLICY CONTROLS

CANTERBURY BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CHAPTER 5 RESIDENTIAL ACCOMMODATION

5.2 FORMER CANTERBURY LGA – SECTION 2 DWELLING HOUSES AND OUTBUILDINGS.

Standards	Required	Proposed	Compliance
Site Planning			
2.1 Lot requirements	15m frontage	Existing lot at 1/12/2013.	Yes
2.2 Site cover	Building footprint 380m ² Floor area outbuilding 60m ² Site cover 40%	234m ² (30%) 50m ² 234m ² (30%)	Yes Yes Yes
2.3 Landscaping	Deep soil 25% Deep soil dimension of 2.5m	232.5m ² (30%) See below	Yes
2.4 Layout	Max solar access Avoid shading of neighbours Natural ventilation Avoid existing shadow on new open space More cross vent Surveillance		All these requirements are complied with
Building Envelope			
2.5 Height	LEP 8.5m 2 storeys Wall height of 7m Ground floor less than 1m above NGL Basements Attics/roof terraces Basement parking Retaining walls Cut and fill controls	6.3m 1 storeys 6m Floor slab on NGL No basement, attic, roof terraces No retaining walls or cut and fill	All these requirements are complied with
2.6 Setbacks >12.5m frontage	No street frontage Outbuilding <2.7m wall height can encroach	House addition 900+mm Outbuilding walls on boundary	Yes
2.7 Building separation	Pavilion additions required for existing 2 storey dwellings		NA

The deep soil areas on DA 11 comprise:

- Landscaped frontage (behind house) - 30.4m²
- Landscaped frontage (behind house) - 26.9m²
- Soft landscaping rear (in front of house) – 113.6m²
- Soft landscaping rear (in front of house) – 61.6m²
- Total – 232.5m²

Building design			
2.8 General design	Built form Building entries Internal layout Façade treatment Pavilions Ventilation	See below	Appears suitable
2.9 Roof design and features	Roof pitch <30°	Houses addition - 22° Studio 20°	
Amenity			
2.10 Solar access Solar access to neighbours Shading devices	3 hours in mid-winter	See below	Yes
2.11 Privacy	Maintain privacy	No obvious issues	
2.12 Acoustic privacy		Appears conventional	
Fences and Ancillary development			
Fences			Yes
Outbuildings/pools			See below
Building services		No change	N/A

Building design

The house does not have a presentation to Undercliffe Road but the 'front' presents to the path along the Cooks River. The house addition and outbuilding have conventional finishes and will sit behind the original house. The vaulted roof will read as a separate interesting element from the remainder of the house and will not be out of scale. The original house and its features when viewed from the river frontage will remain the dominant presentation.

Solar access

There are no overshadowing impacts on adjoining properties. The studio is surrounded by the 3 sheds on the adjoining properties.

Studio/outbuilding

The ridge of the studio complies with the 4.5m height limit.

The walls of the studio on the south and west boundaries will have brick construction and no windows.

Parking arrangements

The carport location could formalise the existing practice whereby vehicles reverse into and out of the access driveway. At certain times the length of the driveway has allowed multiple visitors to park off the street. However the proposed design includes additional areas of permeable paving within the yard at 77 Undercliffe to facilitate a turning circle within the property. This will allow front in / front out vehicular access on a daily basis.



6. CONCLUSION

The proposed works to the house retain the original building features, particularly the front elevation facing the Cooks River. The rear section to be demolished is a renovation of the original rear wing.

The new rear wing will be a contemporary form with traditional finishes. It will sit behind the original house, but has been designed to catch the northern light.

The original house and its features when viewed from the river frontage will remain the dominant presentation.

The studio is a conventional single storey form with a low roof pitch. It complies with the 4.5m height control. It will sit comfortably within the scale of the surrounding houses.