

Statement of Environmental Effects

Proposed secondary dwelling

59 Beale St Georges Hall NSW

FOREWORD

This statement of Environmental Effects has been prepared in support of a development application to Canterbury-Bankstown Council for the erection of a double storey dwelling with pool and basement. The land is situated at 59 Beale St Georges Hall NSW 2198 . The conclusions of this report are that there will be minimal adverse Environmental impacts as a result of the proposed development. It is therefore recommended that the application be approved subject to appropriate conditions.

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1.0 INTRODUCTION

This application seeks the approval of a residential development comprising of a secondary Dwelling. Plans are prepared by Draftex Group

The site is located at 59 Beale St Georges Hall NSW 2298.

For the purposes of this application, Canterbury Bankstown Council is the consent authority.

The subject site is zoned **R2** under **Canterbury Bankstown Council Local Environmental Plan 2023**. The proposed development is permissible with development consent.

The proposed development has been drawn up in accordance with the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** (the Act), including statutory and non-statutory provisions of Cumberland Council.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies and considers any impacts on the natural and built environment.

2.0 SITE/LOCALITY DESCRIPTION

2.1 The subject land no. 59 Beale St Georges Hall NSW 2298 is located on the Western side of the street. The site is a rectangular lot, with a frontage of 15.24m to Allen Street and Depth of 48.645 comprising a total site area of 741.3m². The legal description of this property comprises of Lot 371 DP13017.

2.2 Site Context

Located on the site there is currently a single storey fibro dwelling, Garage and an outbuilding, out Building to be demolished. The locality is characterised by the following:

- A mixture of residential development including single and two storey brick and clad dwelling houses.
- Contemporary and older style cottages constructed in various architectural styles and building materials
- Standard width, unpaved nature strip
- Well-kept front yards with small, medium and large trees and shrubs.

3.0 THE PROPOSED DEVELOPMENT

This application seeks approval for the demolition of the existing structures and the construction of a Secondary Dwelling. Access to the site is from Beale St. The proposed development is to be considered suitable for the area and adequately addresses the street frontage.

4.0 ENVIRONMENTAL PLANNING CONTROLS

4.1 Canterbury Bankstown Council Local Environmental Plan 2023.

The site is zoned Residential R2 under **Canterbury Bankstown Council Local Environmental Plan 2023**

The objectives of this zone include:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provides facilities or services to meet the day to day needs of residents.
- To allow residents to carry out a range of activities from their homes while maintaining neighbourhood amenity.

The proposal ensures that residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally or external of Beale St and will not result in excess traffic generation. Further, visual privacy is preserved, and adequate levels of private open space are provided.

4.2 Canterbury Bankstown Council Development Control Plan 2023.

The objectives contained in DCP 2023 include the following:

The development is of a design that is sympathetic to the streetscape and site. The development provides for an additional two residences, increasing the choice of housing available within the locality and addressing demand for this type of housing. The development is within reasonable access to commercial centres and employment and public transport services are provided within close proximity to the site.

Allotment size and site requirements

The site constitutes a total area of approximately 741.3m². The proposed development complies with the objectives and requirements of Canterbury Bankstown council DCP 2023.

Particularly, the site area Thus capable of compliance.

Density

The proposed FSR for this application meets the requirements outlined in the Canterbury Bankstown Council DCP 2023 which is a maximum is 0.5:1

CANTERBURY BANKSTOWN COUNCIL DEVELOPMENT CONTROL PLAN FOR DWELLING HOUSES DEVELOPMENT SUMMARY OF COMPLIANCE

Setbacks

The proposed setbacks for this application are as follows

GROUND FLOOR

North Front (Na)

South Rear(0.95m)

East Side (0.95m)

West Side (0.95)

The above stated setbacks comply with the provisions and achieves the objectives and requirements. Therefore, enabling the amenity of adjoining sites to be maintained as well as providing adequate open space and landscaping.

Building Height

As measured from natural ground level, the height of the proposal is 4.4m to the roof ridge, therefore, the scale of development is compatible with the locality. The proposed building heights also comply with the provisions contained in Canterbury Bankstown Council DCP 2023.

Open Space

Sufficient private open space is available for use by future residents.

Appropriate fencing will be erected in order to provide a safe and attractive living environment.

Proposed Courtyard= 102m²

Vehicle Access and Parking

Provision has been made for 2 spaces in ways of a Double. Access is via driveway from Beale St.

Solar Access and Energy Conservation

Internally, the development is capable of receiving at least 3 hours of sunlight to habitable rooms and courtyard areas. The shadow diagrams indicate that surrounding development is not adversely affected by the proposal, achieving over 4 hours of solar access to north facing habitable rooms and courtyard areas to adjoining properties.

Basix Certificates have been provided.

Visual Privacy

Privacy concerns are addressed by minimising the extent window openings facing the side boundaries, positioning low impact rooms, such as, bedrooms and bathroom amenities. (Note: bedroom windows are not considered to be primary sources for overlooking and the bathroom amenity windows are of opaque glass), together with adequate side boundary offsets.

Acoustic privacy is maintained by appropriately positioning rooms in the dwelling, separation between adjoining development and the construction method between two dwellings. There is adequate spatial tolerance between adjoining buildings as the side setbacks are generous, complying with the minimum DCP requirement, whilst new boundary fencing and landscaping will adequately screen ground floor windows.

Landscaping and Site Design

Landscaping of the proposed development will be carried out in accordance with the concept landscaping plans prepared by suitably qualified consultants.

Stormwater and Drainage

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans prepared by suitably qualified consultants.

Streetscape

The objective of this requirement is to enhance the built form, landscape and environmental conditions of the site in context with surrounding development. The surrounding neighborhood is characterised by a mixture of two storey dwellings and one story dwellings constructed in varying building materials and architectural styles, with interspersed dual occupancy developments and multi-dwelling housing.

The proposed development will continue an already emerging trend for improvement with new building forms and densities as Beale St and surrounding street blocks in the locality already accommodate a mixture of one or two storey construction. As such, the design incorporates both single and 2 storey elements and will integrate well with the existing streetscape.

RESPONSE

Subtle differences in design features give some individuality to the dwelling. The entry areas of the dwelling are clearly visible from the street, which promotes safety and security.

Thoughtful orientation of windows, doors, and roof features has produced an aesthetically pleasing façade to the development that contributes to the streetscape amenity. The opportunities of constraints of the site have been considered and an option for development has been selected that minimise any adverse impacts on adjoining properties, as follows:

- Adequate side boundary offsets have been provided
- Off-street car parking has been provided for the dwelling in accordance with the acceptable design options suggested in the DCP and appropriate landscaping has been provided to minimise the impact of off-street parking on the streetscape.
- The shadow diagram demonstrates that the adjoining dwellings and adjoining courtyards will not be significantly affected;
- The development will be constructed in brick with a roof sheets similar to other buildings in the street. The proposed innovative contemporary design incorporates the effective use of decorative elements: and
- Design elements contrast the development to be different but complementary to other dwellings in the locality.

Waste controls

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

6.0 CONCLUSION

This application proposes the construction of a Secondary Dwelling located at 59 Beale St Georges Hall NSW 2298. Plans have been prepared by Draftex Group.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the development.