

**ALTERATIONS & ADDITIONS TO REAR OF EXISTING DWELLING
INCLUDING AND CONSTRUCTION OF WORKSHOP AND OUTDOOR
ENTERTAINMENT AREA AND REINSTATEMENT OF CARPORT TO SIDE
OF DWELLING**

AT

61 TURTON AVENUE, CLEMTON PARK

STATEMENT OF ENVIRONMENTAL EFFECTS

PREPARED BY:

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1. INTRODUCTION:

This Statement of Environmental Effects ('SEE') has been prepared by Design Studio 407 ('the Applicant'), in order to accompany a Development Application to City of Canterbury Bankstown seeking consent for the proposed alterations and additions to the rear of existing dwelling including construction of workshop an outdoor entertainment area and reinstatement of existing carport (as indicated on the accompanying architectural documentation).

2. EXISTING SITE:



Front Elevation – 61 Turton Avenue, Clemton Park (Google Earth image).

- The site is situated at 61 Turton Avenue, Clemton Park and comprises of a single storey brick and tile dwelling with dilapidated fibro garage and carport **(both of which have recently been removed due to termite infestation and declared unsound)**.
- The property is known as Lot 47 in Deposited Plan 21284. The site has a site area of 499.5 m2.
- The site is zoned Medium Density Residential (R3) under Canterbury Bankstown Local Environmental Plan 2023 and is known as Lot 47 in Deposited Plan 21284
- This application has been based on Canterbury Bankstown Development Control Plan 2023 – Chapter 5.2 – Residential Accommodation.
- The site is located on the northern side of the street. The adjoining property to the east (No. 63) comprises of a single storey rendered dwelling with tiled roof and the adjoining property to the west (No. 59) is a two-storey brick dwelling with tiled roof.

3. THE PROPOSAL:

The proposed development comprises of alterations and additions to the rear of the existing dwelling, removal of concrete slab of garage structure (existing garage has been removed due to termite infestation rendering the structure unsound) and construction of a workshop and entertainment area, and reinstatement of carport to side of dwelling which again has been removed to termite infestation.

Note:

Due to extensive termite damage, the existing fibro garage structure and carport to the side of the dwelling have been removed.

The current DA seeks retention and modification of the existing concrete slab to accommodate a new workshop and entertainment area and making good the existing carport structure (which again has been removed due to termite damage).

4. SINGLE DWELLING HOUSES:

4.1 Canterbury Bankstown DCP 2023 – Chapter 5.2 -Residential Accommodation.

- The proposal generally satisfies the objectives and design principles outlined in Council's Development Controls.
- The subject site is zoned Residential R3 and has an allowable FSR of 0.5:1 with a maximum height of 8.5m and a maximum wall height of 7m. The proposal complies with both these controls and proposes a total floor area of 140.3m² which equates to 0.28:1 of the site which complies with the maximum FSR for the site.
- The proposal also complies with the following DCP requirements:
 - Minimum 20% landscaping requirements providing 33%
 - Maximum building footprint 60% - proposal provides 156m² which equates to 31%.
- The roof design of the dwelling meets the objectives and controls of the DCP C1.4.2. as follows:
 - The proposed roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
 - Roof style is compatible and sympathetic to nearby buildings.
 - The proposed roof design promotes and assists in regulating climate within the building.

4.2 Canterbury Bankstown Local Environmental Plan 2023 has also been utilized in the preparation of this application

- The Proposal satisfies the objectives of the CBLEP 2023 as follows:

- The site is Zoned Residential R3 and allows for this type of development.
- The site has a maximum allowable FSR of 0.50:1. The proposed floor area is 140.3m² which equates to 0.28:1 is well under the maximum allowable FSR.
- The site has a maximum height restriction of 8.5 m. The proposal complies with this height control and wall and ridge height controls.
- The proposed workshop and outdoor entertainment area is proposed to be built on the boundary. This structure is to be of brick construction and will comply with BCA fire separation requirements to adjoining properties and Council Controls.

The roof pitch is to be directed to the yard space to allow access for the roof drainage system.

5. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN:

The following design guidelines have been incorporated within the design of the proposed dwelling so as to prevent crime within the immediate locality and the dwelling.

- The main pedestrian access point of the dwelling and the living areas have been oriented towards the street frontage thereby ensuring adequate surveillance of the public domain.
- The dwelling will be provided with suitable external security lighting and fencing within the cartilage of the property.
- The cartilage of the dwelling will be secured by virtue of the construction of new perimeter fencing wherever possible.
- All windows and doors of the dwelling will be provided with suitable locking devices.

6. ENERGY SMART HOMES POLICY:

Where possible, the proposed building has been designed in such a manner so as to satisfy the relevant requirements of the State Government BASIX requirements. A BASIX certificate accompanies this application and all the BASIX requirements have been incorporated in the design of the dwelling inclusive of the following:

- The dwelling has been provided with window configuration that will allow adequate natural cross ventilation.
- The dwelling is to be constructed from and insulated with materials that have suitable thermal masses so as to maximize the energy efficiency of the overall development.
- The dwelling has a satisfactory BASIX Certificate of energy efficiency rating.
- Storm water storage and wherever possible, recycling facilities are to be implemented within the development, thereby minimizing any run-off from the site and reducing demand for town water sources.
- AAA water saving devices and energy efficient appliances will be provided within each of the proposed dwellings.

7. OTHER MATTERS:

- **Utilities**

The site can be adequately serviced by existing utility services within the immediate locality. In this regard, should Council grant approval to the proposal all necessary approvals will be obtained from the relevant utility authorities prior to construction work commencing.

- ***Impacts on the Physical, Built, Natural, Social And Economic Environments***

The proposed developed area of the site is void of mature trees. A Landscape plan accompanies this application and provides the required landscaping for the site to comply with Council's landscaping requirements.

With respect to the surrounding built environment, it is considered that the proposal is an acceptable form of development for the reasons previously outlined within this report within respect to the bulk, scale, size and height of the building and its external finishes as they relate to the surrounding residential development that is of a similar nature to that which is proposed.

- **The Suitability of the Site**

It is considered that the site is of sufficient shape and size to satisfactorily accommodate the proposed building and to provide adequate open space areas for the residents of the development.

The subject site is within close proximity of retail and other necessary services and is located within an area that is serviced by public transport facilities.

- **Setbacks**

The proposal complies with all setbacks as per CBDCP – Chapter 5.2 – Clause 2.6 Setbacks as follows:

- **Eastern side Set-back** existing set-back of to be maintained at 1160m.
- **Western side set-back:**
Nil - to workshop and outdoor entertainment area.
Existing side setback for dwelling to be maintained at 3m.
- **Front set-back** – existing – 7m
- **Rear set-back to dwelling** – 10.2 m
- **Rear set-back to workshop and entertainment area** – Nil.

- ***Privacy***

The dwelling has been designed so as to ensure that the residents of the dwelling and the residents of the adjoining dwellings are not adversely affected by virtue of any undue loss of privacy.

Sight lines to and from the dwellings will be adequately restricted via the placement of windows and provision of suitable privacy screens where required.

- ***Shadow Impacts***

The property due to its single storey construction, position and orientation does create shadow impacts on the adjoining properties.

- ***Sediment and Soil Erosion Control***

All storm water will be connected to a new stormwater design as detailed in the accompanying hydraulic design lodged with this application.

Additionally, it is also intended to provide suitable measures during the construction phase to minimise any adverse effects from soil erosion and sedimentation as evidence in the submitted sediment control plans that accompany the Development Application.

- ***Tree Removal***

The proposal does not require the removal of any mature trees in the site.

- ***Storm water Drainage***

The application is accompanied with Storm water design as per Council current controls.

8. CONCLUSION:

It is considered that the proposal in its current form is an acceptable form of development given that:

- a. It satisfies the requirements of the Environmental Planning and Assessment Act, 1979.
- b. It satisfies the requirements of Council's relevant Development Control Plans.
- c. The proposed dwelling will be compatible with the majority of the surrounding buildings by virtue of their bulk, size, scale and design.
- d. The privacy of the surrounding and future residents of the development will be maintained at an acceptable level.
- e. The development will not adversely affect the amenity of the surrounding residents by virtue of any undue overshadowing.

In the view above, it is submitted that the approval of the proposal by Council is warranted.