

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT Proposed alteration and extension
to the existing dwelling

ADDRESS 29 Caroline Crescent, Georges Hall NSW 2198
(LOT 32, DP223265)

COUNCIL Canterbury-Bankstown Council

CLIENT mrs Zahraa Algalele and mr Sinan Alwan

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ARCHITECT



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1.0 INTRODUCTION

On behalf of our client and developer of the project above, we hereby lodge a development application and this Statement of Environmental Effects for the proposed alteration and extension to the existing dwelling; and this Statement of Environmental Effects describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or reduce the potential impacts on the environment.

The DA seeks to approve the alteration and extension of the existing dwelling. The proposal intends to remain compatible with the established building forms in the immediate locality. Design and layout of the development envelope proposed aims to maintain the objective of the current development control plan.

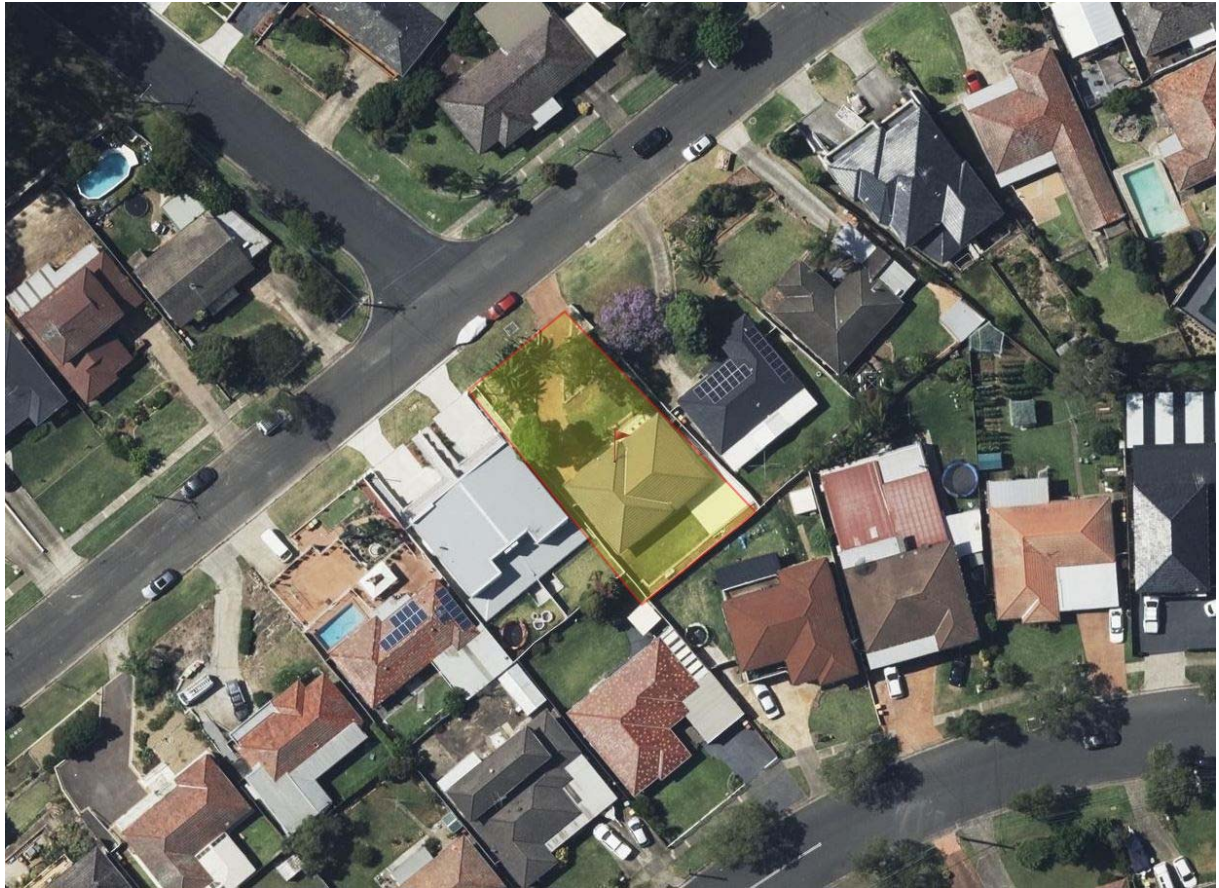
This report describes the site, surrounding properties, proposed development, provides background information and justifies the proposed development on the subject site.

All work carried out on site are to comply with all the requirements of the National Construction Code (NCC), relevant Australian Standards and Canterbury Bankstown (CB) City Council's regulations.

Any environmental concerns not covered directly in this document or which arise during construction will be handled in an appropriate fashion, to minimise environmental concerns.

2.0 SITE INFORMATION, SITE CONDITIONS / STREETSCAPE

This SEE report has been prepared in support of a development application (DA) to Canterbury Bankstown City Council with regards to the land at No. **29 Caroline Crescent, Georges Hall NSW 2198**. Pursuant to Bankstown City Council's Local Environmental Plan 2015 and Bankstown Development Control Plan 2015—chapter B1— Dwelling Houses, the site is currently zoned Residential R2— Low Density Residential and the proposed use is permissible with consent.



Location – Aerial Map

Source: SIX maps

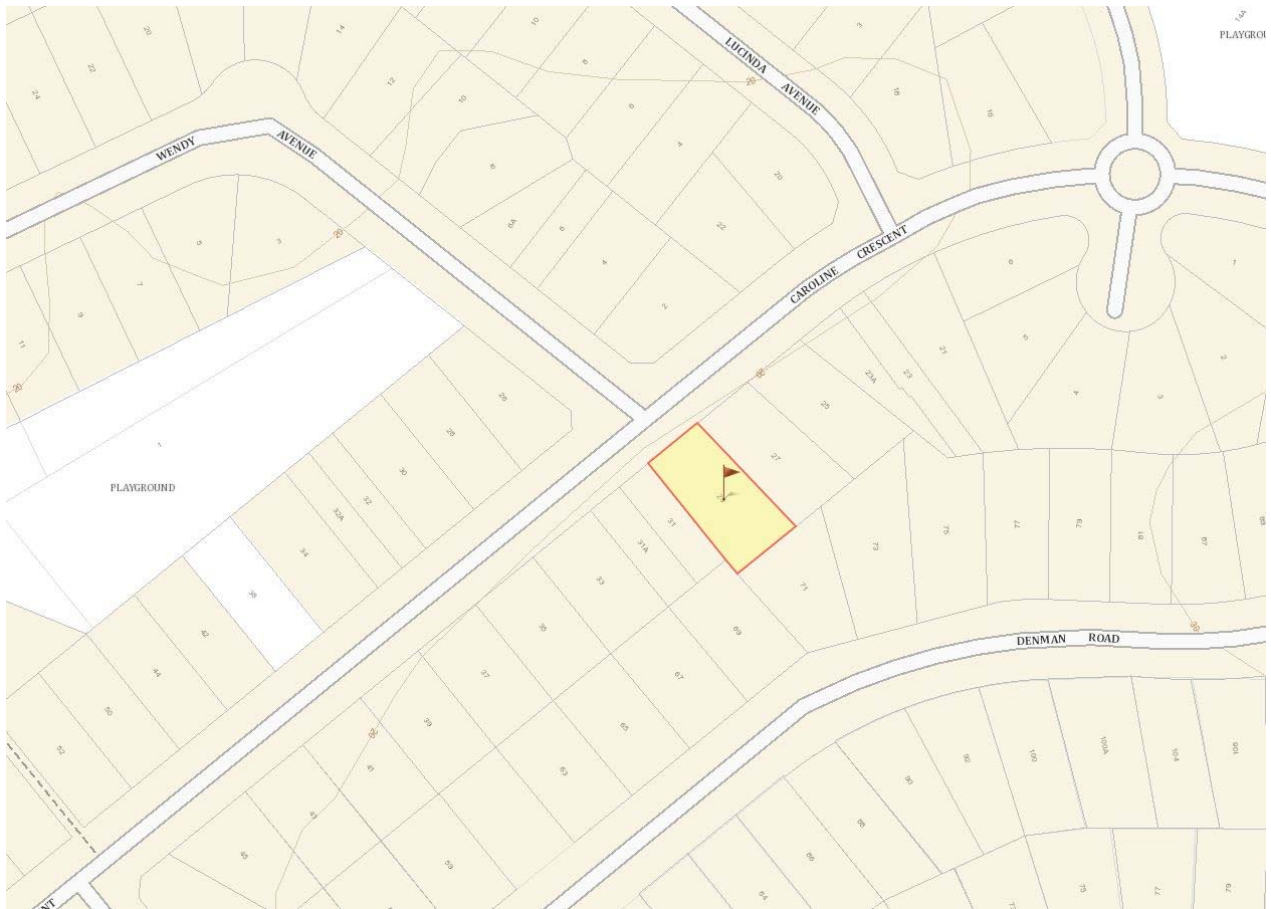
The site situated on Caroline Crescent is the subject of this application. The property is zoned Residential R2, and the property is existing with adjoining neighbours on the north-eastern, south-eastern and south-western side. Caroline Crescent is to the north-western of the property.

The site is of irregular shape, measuring 35.160m x 18.595 x 35.050m x 15.850m having a total area of 603.7m²; and has a fall of approx. 6470mm from the rear to the front of the site.

The property is known **(LOT 32, DP223265) – 29 Caroline Crescent, Georges Hall NSW 2198**

The north east of the property is a brick residence with tile roof, the south east of the property is a private residence. The south west neighbour is an attached dual occupancy rendered brick with tiled roof and Caroline crescent is on the north west side of the property.

Our application pertains to one allotment of land. The site currently enjoys sufficient public transport, and is in close proximity to schools and several public parks.



Location - site map

Source: SIX maps

3.0 PROPOSAL

Our proposed design is in keeping with Bankstown Development Control Plan and is well adapted to the future development.

The proposal involves alteration and extension to the ground floor level of the existing brick residence. The proposed extension of the front part of residence will have timber walls and timber floor with colorbond roof.

The side and rear setbacks are complying with councils' policy. The proposed addition and extension consists of 2 bedrooms and 1 bathroom. The design is well articulated; therefore, minimizing the bulk and scale of the proposed development.

The overall appearance of our proposal is comparable to other developments in the locality. The well-articulated façade incorporates architectural design elements which will strengthen the streetscape and the relationship between future dwellings.

Following is a summary of the proposed development:-

Site area	603.700 m²
existing	
ground floor area	134.413 m ²
total	134.413 m²
proposed	
ground floor extension area	79.621 m ²
total	79.621 m²
TOTAL FLOOR AREA	214.034 m²
FSR [214.034/603.700]	0.354:1

Compliance with the relevant DCP is summarized in the following table: - Issue	Council	Proposed	Comment
Requirements (Min)			
Front Setback (m)	5.5m	8.915m	Complies
Side Setback (m)	0.9m & 0.9m	1.3 m & 1.63m	Complies
Rear Setback (m)	5.0m	6.49m	Complies
P.O.S	80sqm	152.584sqm	Complies
Site Coverage	Max 50% - 280.45sqm	35.70% - 200.245sqm	Complies
Landscape	Min 45% front setback-	69.80% 196.193sqm	Complies
Max Wall Height	7.0m	6.1m	Complies
Max Building Height	9.0m	7.5m	Complies
Solar Access	Sitting to maximise solar access	Solar access maximized	Complies

4.0 IMPACT OF THE DEVELOPMENT

Due to the need of additional space of the owner/s, an alteration and extension of the front part of the existing residence is required to build to cater for the purpose. The proposed alteration and extension does not include any change of use and does not result in an increase in the total built area/FSR of the property beyond the allowable limit.

The proposal has no social or economic impact on the locality.

The proposed façade will have a minimum impact on the streetscape. Together with the proposed landscape plan, the proposal will enhance the future streetscape and landscape character of the residential neighborhood.

The suspended floor construction will result in minimal disturbance to the natural slope of the land. Stormwater will be connected and discharged to existing council kerb outlet, which satisfies council requirements.

5.0 PRIVACY, VIEWS AND OVERSHADOWING

A site analysis plan is submitted with the development application. Relevant considerations in any site analysis include the site's topography, orientation and microclimate, existing structures and vegetation, views, access, drainage and services, and any other special site features.

There is an established need for medium density housing in the area, providing a high standard of finishes and architectural character, harmonizing with the established streetscape. The development of the extension and alteration to the existing dwelling will ensure residential development is constructed in proximity to the central areas of retail, commercial and transport regions.

The urban design process commenced with an assessment of the site characteristics and an analysis of the inherent features of the site as well as the adjoining development.

The site analysis evaluated the topography of the site, orientation, aspect, prevailing winds, adjoining structures, existing landscape, and vegetation.

A priority has been given to the existing views and privacy of the adjoining residential developments, the available aspect from the residences, the topography of the site and landscaping areas for recreational use.

The essential character of the design is the decision to provide each dwelling with a viable orientation to north, allowing the private open spaces to be an extension of the internal living areas with good solar access.

The proposed alteration and extension to the existing residence appears to be coherent within the streetscape. The proposed extension incorporates two bedrooms and bathroom.

The architectural design of the structure integrates a number of recesses and projections into the facades to articulate the overall mass, reducing bulk and scale of the development. The objective of reducing the bulk of the building is achieved by the incorporation of the creative roof profiles, with low pitched roof lines and balconies in order to minimize the overall height and scale of the structures.

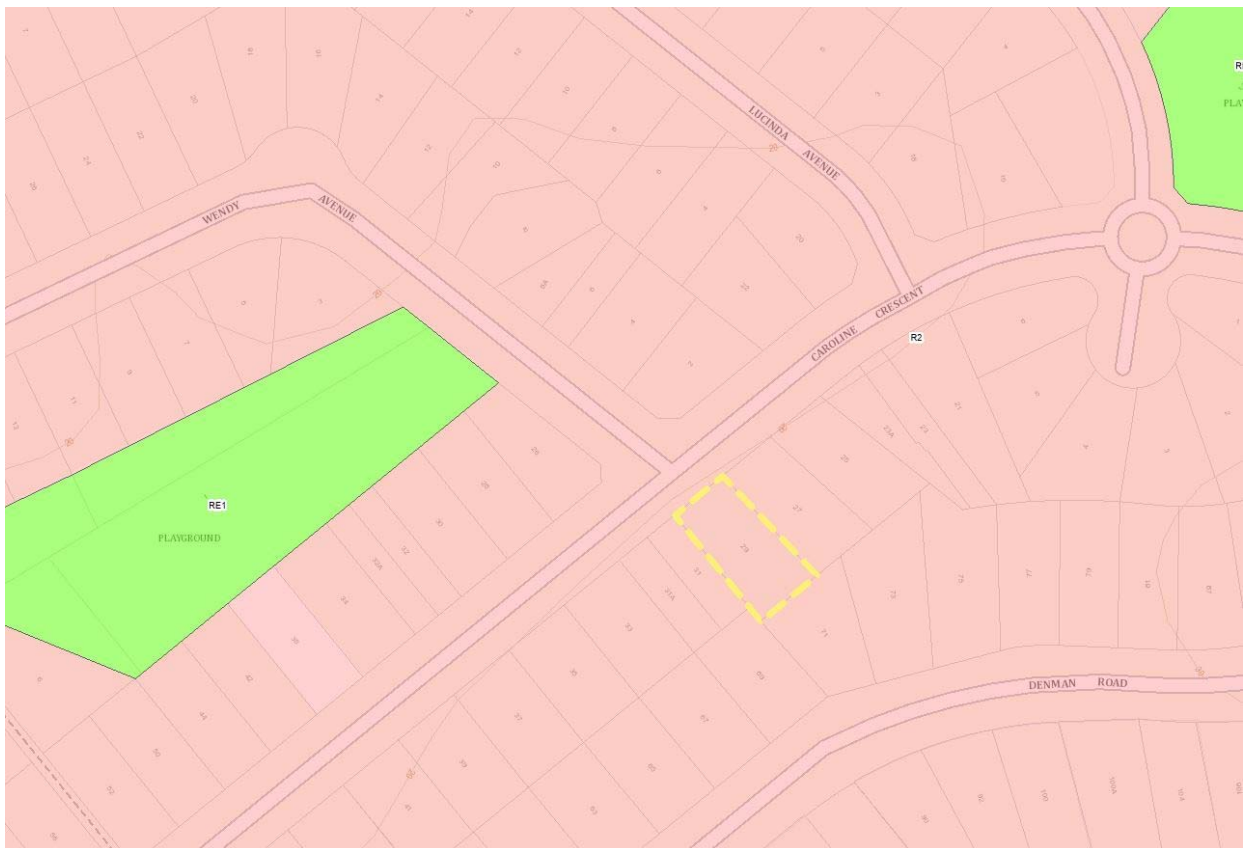
The Proposed extension facilitates the provision of natural lighting and cross-ventilation into almost every room and takes into account the orientation of the site, available aspect, privacy and solar efficiency.

The profile of the ground floor plan will allow for a functional arrangement of space, which will compliment and achieve a high energy rating. Living areas are provided with a natural lighting.

The proposed alteration and extension will not change the existing floor finish level of RL 27.720 (AHD) and ridge height of RL 33.231 (AHD).

The proposal will receive the minimum three hours of sunlight to its private open space.

6.0 DENSITY/ SETBACKS



Land zone map (R2)

Source: Planning portal

The zone objectives of the site have been incorporated in the design process and the proposed development is considered to be compliant accordingly. The proposal will provide for the housing needs of the community within a low density residential environment. The extension of the existing dwelling will blend in with the existing characteristics of the area and provide harmony and balance in relation to the neighboring properties.

The proposal will help assisting a high level of residential amenity and will achieve and maintain the residential environment. This, in general will ensure and substantiate the objectives of the R2 zone as described and implemented by the Canterbury Bankstown City Council. The compliances to the relevant controls of the **Bankstown Local Environmental Plan 2015** are as follows, and **Bankstown Development Control Plan 2015**

The subject site area is 603.700 m² and the building area is 214.034 m², the site coverage is $280.45 / 603.700 = 35.70\%$, therefore it complies with council DCP.

7.0 SUITABILITY OF THE DWELLING

The proposed is consistent with character required for the development. The setback and window placement ensures no negative effect on future adjoining sites and solar access is not compromised.

8.0 LANDSCAPING

The existing dwelling with proposed extension and alteration has been provided with sufficient private open space which is demonstrated on the plan having a courtyard area of 152.584 m².

9.0 STORMWATER DRAINAGE & CONTROL

The stormwater drainage and control is connected to the existing building. Stormwater will be collected and drained to the Council's stormwater system using the existing stormwater system.

10.0 SITE VEGETATION | PARKING

Access to the residence is via Caroline Crescent. One site tree is proposed to be removed, and no street trees are proposed to be removed or relocated.

11.0 CONCLUSION

It is considered that the current strategy of Canterbury Bankstown Council to promote a variety of housing choice in the locality is being achieved by the development. Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a quality development that will enhance the locality. Consideration has been given to matters listed in Section 79C of the Environmental Planning and Assessment Act 1979, concluding that the development warrants approval.

In conclusion, it is believed that the proposed development will provide a pleasant living environment for its occupants without adversely affecting the existing amenities of the neighboring properties. The scale of the proposed building is considered to be generally compatible with and complimentary to the existing residence.