



CA DESIGN

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT PROPOSAL: PROPOSED NEW UNIT 2 and GROUND FLOOR ALTERATION

ADDRESS: 1256 CANTERBURY ROAD, ROSELANDS

APPLICANT: MR CHRISTIAN ANTUNOVICH

LGA: CANTERBURY BANKSTOWN COUNCIL

DATE OF THIS REPORT 25 JANUARY 2021

1. INTRODUCTION

The proposal consists of the following works at 1256 Canterbury Road, Roselands

- Proposed new unit 2 and ground floor alterations

This Statement of Environmental Effects has been prepared by CA Design to accompany a Development Application submitted to Canterbury Bankstown Council, and is to be read in conjunction with:

- Architectural plans prepared by CA Design

The subject site is 215m² in area and has an existing shop on the ground floor and an existing unit 1 to the first floor. The zoning is B1 under Canterbury Bankstown Council Local Environmental Plan

The plans and accompanying documentation have been assessed under the objectives and provisions of Canterbury Bankstown LEP and Development Control Plan

2. LOCATION

The site is located at 1256 Canterbury Road, Roselands

The sites comprise of small to medium commercial and residential lots and the surrounding streets consist of a mix of dwellings of varying age, condition and size. The east & west are shops, units and dwellings

The site is serviced by public transport (buses), retail outlets, places of worship, schools, open space and other public facilities, with nearby industrial and commercial areas also providing employment opportunity.

Zoning

- B1 Zoning

Height

- Max height 11m, proposed 6880mm

Heritage

- The development does not fall within a heritage site listed in the Canterbury Bankstown Council LEP.

Bush Fire Controls

- This development does not fall within a bush fire prone land.

Site (Suitability of the Site)

- The site is occupied by a shop and unit 1; with the primary road being Centaur. The surrounding streets also consist of dwellings of varying sizes, many with development activities.
- The lot is within an existing established area
- The local planning objectives in that area have been considered when designing the proposed development
- Compatibility with the adjoining development, visual setting (streetscape) and land zoning have been considered. Taking in the current regulation in the DCP, the development will complement the existing streetscape
- The site has no evidence of filling and is not known to contain any contaminated or hazardous materials.

3. DESCRIPTION OF THE PROPOSAL

Proposed Development

- Proposed unit 2
- Ground floor alterations

Development use

The use of the proposed dwelling are only for private residential living.

Setbacks

To match the existing unit 1

Building Appearance

Front façade facing Canterbury Road will remain the same

Car Parking and Access

Proposed parking at rear for shop and unit, existing garage

Also enough room for motor bike or bicycle

Landscaping & private open space

To remain as existing

Amenity

The proposed design minimises overshadowing, acoustic and visual intrusion on neighbouring and on-site dwellings. The siting of windows of habitable rooms on the first floor minimise overlooking to the principal private open space of neighbouring properties. The sill height of the windows has a higher sill and or privacy screen over the windows.

Energy Efficiency Measures

Provide a window to all habitable rooms and living area

Privacy

The siting of windows of habitable rooms on the first floor minimise overlooking to the principal private open space of neighbouring properties. The sill height of the windows has a higher sill and or privacy screen over the windows.

Stormwater

Existing stormwater drainage to remain, drainage to street

Waste Management

Refer to the Sediment and Waste Management Plan provided with the Development Application.

Sedimentation Control

Sediment controls during construction has been detailed in the Sediment and Waste Management Plan.

Site Management

Perimeter fencing to proposed development for assurance of security and safety to public. Builders waste storage area, deliveries and material stockpiles and storage refer to Sediment and Waste Management Plan.

Demolition Work

N/A

CONCLUSION

The proposal is consistent with and will complement the streetscape characteristics of the local area.

It complies with all the development standards set-out in the DCP with regard to

- Minimum lot sizing
- All setbacks to the development
- All height limits
- Site coverage
- No over shadowing to the adjoining properties will occur
- All car parking requirements
- Access and surveillance

The proposal is consistent with Canterbury Bankstown Council Development Control Plan & Local Environmental Plan

Therefore, it is recommended that council give supportive consideration to the proposed development application.