Statement of Environment Effects

& Heritage Impact Report

Alterations & Additions to Existing Residence

at

No. 61 Cooper St, Surry Hills
1. Introduction

1.1 This Statement of Environmental Effects has been compiled to accompany a Development Application (DA) for:–

- Alteration to Existing Attic – providing new front and rear dormer windows
- Alterations & extension to the rear / 1st floor level of the existing residence
- Alterations & extension to the side boundary at the rear of the existing ground floor level.
- Related minor internal alterations & rear courtyard upgrade works

1.2 This Statement should be read in conjunction with:–

- Architectural Plans prepared by Architectural Solutions Pty. Ltd – (Drawings DA 01 - DA 08 ,)
- Survey Plan prepared by Benchmark Surveys Pty Ltd

2. Site Description and Surrounding Development:

Location Plan

[Image of location plan]
2.1 The property is identified as Lot 1, DP: 798917 at No. 61 Cooper Street, Surry Hills NSW 2010 and is located on the southern side of Cooper St.

The site is Zoned R1 General Residential as per the City of Sydney LEP Map 016. It is within a General Conservation Area - Little Riley Street, but not listed as a Heritage item.
The site is not noted as flood prone.
City of Sydney Development Control Plan 2012 Section 4 Design Guidelines apply to this application.

2.2 The property has a site area of 106.5 m² with a 4.8 m frontage to Cooper St.

The site is a small, slightly irregular, rectangular shape, with a moderate slope from the Cooper Street, front boundary line, rising up to the rear - Goodman Terrace by approximately 3m. Due to this slope and the cut and fill of the existing dwelling, there is no vehicle access from the rear Goodman Terrace.

The existing rear courtyard is mostly concrete terraced with poor quality edge planter boxes. There are no significant existing trees on site.

On the property there is an existing two storey attached Victorian Workingman’s terrace house. The terrace is double brick construction with a rendered paint finish. The roof is framed and clad in corrugated metal sheeting. The site is within a row of attached domestic terraces that share similar front facades though these have been modified over time providing variations on the Victorian terrace house form, details and materials. The corner terrace adjoining Hart Street has been significantly modified with a commercial shopfront. Similarly the rear facades are similar but have modified variations.

The existing internal spaces are small and all the services / wet area rooms are located to the rear on the ground level, which limits access to the rear courtyard from the living areas. The existing first floor rear bedroom and the attic have ceiling heights lower than current BCA compliance standards.

The previous and continuous approved residential use of the site, would imply there should not be any contamination issues.

2.2 Surrounding Development–

This section of Cooper street is an eclectic mix of urban fringe commercial, retail and inner city residential development, including, Victorian terrace houses, shop-top housing, warehouse conversions, commercial and retail as well as residential flat buildings.

It is in an area that has and is, still undergoing considerable redevelopment.
The attached terraces in this row (excluding the end/corner terrace adjoining Hart St) are still currently predominantly domestic/home occupancy use and Victorian terrace appearance.

Cooper Street streetscape –

Existing row of terraces – varied balcony details and roof materials.

Commercial fronted terrace & 10 storey apartment building – Hart St corner.

Commercial warehouses & Heritage item

View West Cooper St.

Terraces - commercial use opposite

Residential terraces opposite with attic dormers

View East Cooper St – Readers Digest Building Heritage item– Waterloo St
3. Proposed Development (Refer Architectural Plans)

3.1 The existing building at ground level, is to be shortened in length slightly and extended to the western side boundary. The internal layout has been amended to provide direct access to the outdoor private space from the living areas.

3.2 The existing attic space area is to have front and rear dormers added, to provide natural light and cross ventilation as required for use as habitable space.

3.3 The ceiling height in the existing, rear, first floor bedroom, does not comply to current BCA height guidelines. It is proposed to alter the roof pitch (maintaining the existing parapet height level) so that ceiling heights compliant with BCA requirements can be achieved.

An addition to the rear on the first floor is also proposed – extending at the same level and retaining the same building form.

3.4 Associated internal alterations on the first floor level accommodate an upstairs bathroom and a BCA compliant stair to the Attic area (currently access via ladder)
TABLE OF COMPLIANCE

City of Sydney  DCP Part 4 – Single Dwellings, Terraces & Dual Occupancies

<table>
<thead>
<tr>
<th>Item</th>
<th>Requirement</th>
<th>Provision</th>
<th>Complies</th>
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</thead>
<tbody>
<tr>
<td>Height</td>
<td>LEP Map HOB 016 – (J ) = 9m</td>
<td>Existing 3 storey – 9m</td>
<td>Yes / No</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All new works under existing roof ridge level</td>
<td>Ridge eave exceeds permissible</td>
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<td></td>
<td>Refer LEP Clause 4.6 Statement</td>
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<td>below</td>
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<tr>
<td>Floor Space Ratio</td>
<td>LEP Map FSR 016 – (S)</td>
<td>FSR - 1.5 : 1 permissible</td>
<td>Yes</td>
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<tr>
<td>Setbacks</td>
<td>Consistent with existing setbacks in the area</td>
<td>Front setback unchanged – nil side boundary setbacks common in this area.</td>
<td>Yes</td>
</tr>
<tr>
<td>Residential Amenity</td>
<td>Solar access &amp; natural ventilation</td>
<td>New dormers provide light &amp; cross ventilation and Ground level amendments improve light, cross ventilation &amp; access to private outdoor space</td>
<td>Yes</td>
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<td></td>
<td>Overshadowing</td>
<td>Neighbours north facing windows or outdoor areas are not adversely affected.</td>
<td>Yes</td>
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<td></td>
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<td>Retain more than 3hrs winter sun</td>
<td>Yes</td>
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<tr>
<td>Private open Space</td>
<td>16 m2 req min 3m deep</td>
<td>Approx 19.5m2 – Ground level Courtyard garden 4.9m deep &amp; connected to living areas</td>
<td>Yes</td>
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4. **Sydney City LEP 2012 – Clause 4.6 – Exception to Development Standard**

(a) Compliance with the height of the building standard is unreasonable and unnecessary in this instance for the following reasons:

(i) The variance to the standard in this instance is a very small section, of a roof gable feature, which is below the level of the existing main roof ridge. It therefore does not add to the bulk and scale of the building.

(ii) The variance does not give rise to any adverse overshadowing to neighbouring buildings.

(b) There are sufficient environmental planning grounds to justify contravening the development standard:

(i) The variance allows for a front dormer window complying with Sydney DCP Section 4.1.5

(ii) The variance will allow much needed northern light and cross ventilation to a habitable room.

Compliance to the height standard is unreasonable and unnecessary in this instance as the minor variance has no adverse affect to neighbours and is in keeping with the bulk and scale objectives of the height controls. Allowing this minor variance will provide better solar access and natural ventilation and thus improve the outcome of the development.

5. **Heritage Impact (LEP Map HER 016)**

The property is located within a Conservation Area – General Little Riley Street – but is not listed as a heritage item.

The closest Heritage Items to the subject site are:

a) A large, four storey, face brickwork commercial / warehouse building on the corner of Hercules & Cooper streets

b) The Readers Digest building on the corner of Waterloo & Cooper streets.

Both of these buildings are substantially larger than the small working-man’s terrace house on the subject site and the proposed alterations and additions will not detract from the significance of these buildings.

The new proposed front and rear dormers will match existing similar dormers in Cooper St and Goodman Tce, and comply to Sydney City DCP guidelines for roof alterations to traditional terrace house forms. The main roof ridge line and chimneys are to be retained unchanged.
Similarly the proposed first floor extension to the rear, is similar to No 55 in the row of terraces and retains the traditional forms of Victorian terrace housing.

The proposal maintains the intrinsic heritage domestic forms, within this eclectic and densely developed inner city / urban fringe area. The streetscapes in both Cooper St and Goodman Tce are maintained and the dwelling can be upgraded to provide appropriate amenity for a contemporary private home in this location.

The proposal therefore complies with the objectives of the Conservation Area.

CONCLUSION

The proposal complies with the LEP & DCP objectives and provides a good quality development, characteristic of current and future development in the area that does not negatively impact the neighbouring properties.