

City of Sydney

Statement of Environmental Effects for Alterations and Additions to

72 Devonshire Street, Surry Hills

Prepared by

Pearson Architecture

Prepared for

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INTRODUCTION

The Statement of Environmental Effects has been prepared for submission to City of Sydney by Pearson Architecture. The Statement is to accompany a Development Consent Application to the Council for minor alterations and additions of the existing dwelling at 72 Devonshire Street, Surry Hills.

The Sydney Development Control Plan 2012 and Local Environment Plan 2012 have been used in preparing this submission.

The following Development Application drawings were prepared by Pearson Architecture:

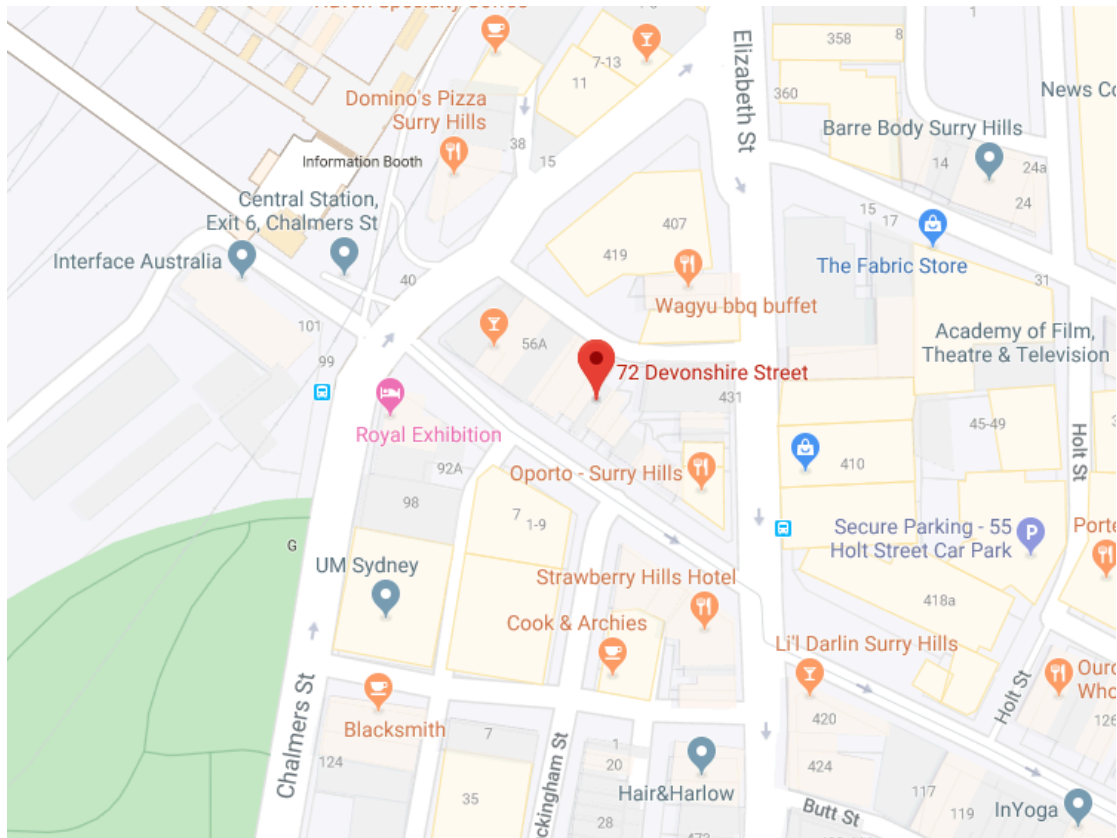
No	TITLE	SCALE
DA00	Sheet Index	NA
DA01	Existing Floor Plans	1:100
DA02	Proposed Floor Plans	1:100
DA03	Proposed Site Plan	1:100
DA04	Street Elevations	1:50
DA05	North (rear) Elevations	1:50
DA06	East Elevation	1:50
DA07	West Elevation	1:50

THE SITE + LOCALITY

The proposed site is located at at 72 Devonshire Street, Surry Hills. The site is narrow and rectangular in shape, with street frontage to Devonshire Street to the south giving pedestrian access and rear lane access to Beattie Lane giving vehicular and pedestrian access to the property.

- The site has a frontage of 4.496 metres to Devonshire Street and a rear boundary to Beattie Lane of 2.496 metres. The site has an area of 112.6 m² (by survey).
- The site slopes from its rear boundary down to its front boundary. The total fall is 2.97 metres, representing an average grade of 1 in 8.8 (11.4% or 6.5°).
- The site is occupied by a 2-storey brick building with a metal roof that is currently vacant but was previously used as medical consulting rooms. It appears to have been constructed such that the first floor was originally used as a dwelling.
- The immediate vicinity of the site has been developed for an eclectic range of buildings of different ages, styles, and sizes and used for a variety of different purposes. Devonshire Street in the vicinity of the site is characterised by shops at street level and a mix of commercial and shop-top housing uses.
- Central Railway Station is located 100 metres to the west of the site. The site is extremely well located for access to shops and services. There is also public open space within walking distance of the site, including Prince Alfred Park.

SITE MAP



72 Devonshire Street, Surry Hills

SITE PHOTOGRAPHS





THE PROPOSAL

The proposed scope of works for the approved development application include:

- Retention of the majority of the existing building
- Minor external renovation works to front and rear facades
- Painting front facade
- Replacement of front windows, doors and awning
- Reconstruction of new rear deck and pergola + patch and repair to rear courtyard hardstand

The purpose of the proposed work is to fulfil the brief and expectations of our client to improve the presentation and safety of the existing property, with careful consideration given to maintaining the amenity of the neighbouring buildings.

STATUTORY REQUIREMENTS AND DEVELOPMENT CONTROLS

With consideration given to the City of Sydney LEP 2012 and DCP 2012, the proposed works are compliant as they do not alter the existing floor area, effective heights, or landscaped area.

STATEMENT OF HERITAGE IMPACT

The majority of the form, scale and materials of the original building are to be retained, with the new deck and pergola to replace a previously demolished timber deck.

The immediate vicinity of the site has been developed for an eclectic range of buildings of different ages, styles, and sizes and used for a variety of different purposes. Devonshire Street in the vicinity of the site is characterised by shops at street level and a mix of commercial and shop-top housing uses.

The new light rail and pedestrian paving has changed the general character of the street and the proposed works are design to provide an improved street frontage to integrate with it's surrounding streetscape.

The City of Sydney Heritage DCP 2006 has been used in preparing this statement.

CONCLUSION

The Development Consent Application to Council for minor alterations and additions to the rear of this existing two level property at 72 Devonshire Street, Surry Hills complies with the issues contained in the Sydney DCP and LEP 2012, and can therefore be considered for consent.