

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Attached Dual Occupancy

at

118 First Avenue
BELFIELD
NSW 2209

22009
Revision A
June 2022

Introduction

This Statement of Environmental Effects has been prepared by Ridge Designs on behalf of the owner, Mr. & Mrs Le addresses the impact of the proposed development on both the natural and built environments before and after construction and the proposed method to mitigate any adverse impacts.

Site Location

The site is located at First Ave known as 118 First Ave Belfield (Lot B of Deposit Plan 419475).

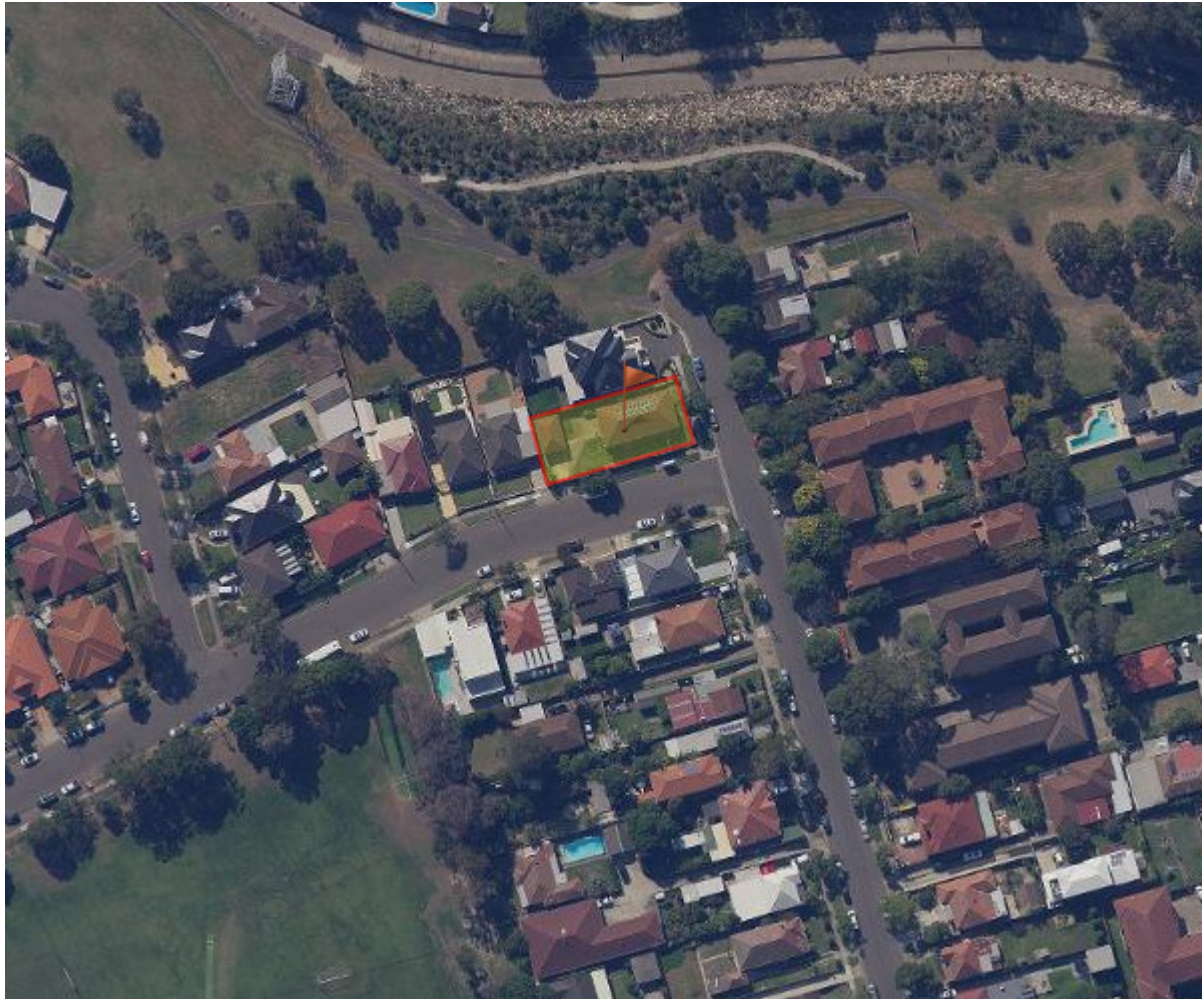


Figure 1: The approximate location of the site is shown on the aerial photograph



Figure 2 Location Photograph – Approximate location of the property (Source: Google Earth)
Locality Map

The Site

The site comprises Lot B of Deposit Plan 419475 and known as 118 First Ave Belfield

The proposed site, known as corner block, is a rectangular shape with a total area of 632.30m². The frontage facing First Ave is 16.765 metres and the secondary street frontage facing Clarence Street is 37.95 meters. The existing site ground level falls toward Clarence Street.

The existing single storey brick dwelling has a setback of 5.32 metres to First Ave and is approximately between 50 and 60 years old, with no heritage value.

As far as records have shown, no previous uses apart from residential dwellings have occupied the site and hence it is assumed that no soil or other contamination exists.

The neighbouring properties include single storey brick residence to the west and an attached two storey dual occupancy to the north of the subject site.

Vegetation on the site is dominated by front and rear lawns. Trees are shown on the site plan.

The proposed dwelling is designed to comply with all the site and council requirements and constraints with negligible to no impact on amenity or privacy on the neighbouring properties or streetscape.

The Proposal

View from First Ave



View from Clarence Street



Outline

The submitted application relates to:

- Demolition of existing dwelling, brick garage
- Undertaking earthworks and excavation
- Erection of attached dual occupancy
- Subdivision of the completed development into two (2) Torrens Title allotments.

The proposed attached dual occupancy will be two storeys in height and less than 8.5m in accordance with the local environmental plan.

The ground floor of Unit 1 will be 81.31 square metres in area and will comprise front patio, a single garage, a bedroom, a laundry, a bath, a storage and an open plan kitchen/dining room and a family area connected to a rear verandah. The first level 1 will be 76.56 square metres and will comprise a front facing balcony, a bathroom, four bedrooms, one of which will be the master bedroom with an ensuite and walk in robe and a rear facing balcony.

The ground floor of Unit 2 will be 76.56 square metres in area and will comprise front patio, a single garage, a laundry, a bath, a storage and an open plan kitchen/dining room and a family area connected to an open verandah. The first level 1 will be 79.65 square metres and will comprise a front facing balcony, a bathroom, four bedrooms, one of which will be the master bedroom with an ensuite and walk in robe and a rear facing balcony.

The proposal represents a visual improvement to the site and provides additional housing on a site which is currently in reasonable to poor condition. The proposal integrates the new attached dual occupancy with the existing local character by providing continuity of the street setback and providing landscaping to the front, side and rear boundaries.

Table 1. Canterbury Local Environmental Plan (LEP) 2012 – Compliance Table

Standard	Requirement	Proposal	Complies
Zoning	Zone R3 – Medium Density Residential (portion of the site) SP2 – Infrastructure (including any development that is ordinarily incidental or ancillary to development for that purpose)	Dual occupancies are permissible form of development in the zone	Yes – see comment below
Height of Buildings	The subject site is	Lot 1: 7.46m	Yes

	identified as being within an area where a height limit of 8.5 metres applies.	Lot 2: 7.81m	
FSR	0.5:1 shown on the Map	0.499:1	Yes
4.1A Minimum lot size for dual occupancies	Minimum lot size for a dual occupancy is 600m ²	632.3sqm	Yes
4.1B Minimum subdivision lot size for dual occupancies	Minimum 300sqm per lot and only one dwelling on each resultant lot	Lot 1= 322.58 Lot 2= 309.73 One dwelling proposed on each resultant lot	Yes

The proposal is consistent with the relevant zoning provisions of the R3 – Medium Density Residential zone under Canterbury LEP 2012. A front portion of the subject allotment is zoned SP2 Classified Road – Infrastructure under Canterbury LEP 2012. This area dissects the site from the northern side boundary and runs through to the south-eastern most corner (front corner) of the site.

The objectives of the R3 – Medium Density Residential zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal satisfies the intent of all three objectives in that the proposal is a permissible form of development in the zone that provides a housing need for the community. The attached dual occupancy is a housing type that is suitable and appropriate in this residential environment. Further, the subject site is in close proximity to local facilities that meets the day to day needs of residents.

The proposal further provides a compatible building setback with the northern adjoining site which comprises an existing attached dual occupancy. It is noted that the adjoining property to the north (House Number 120 and 120a) has a SP2 – Infrastructure zone across the whole site. The proposal will need to be referred to TFNSW for concurrence given the affection on the site. A search of Council's records of the adjoining site at 120 First Ave, Belfield showed no objection was raised by the formerly known RTA of the approved dual occupancy development.

Siting

The proposal has been sited and oriented on the land in order to minimise external impacts such as:

- Overshadowing,
- Privacy,
- Views and outlook and
- Daylight and ventilation

The development will not adversely impact on the urban character of the locality due to the proposed setbacks and particular orientation of the dwellings.

The setbacks are as follows:

- | | |
|--------------------------------------|--|
| • Front Setback - to First Ave | - 6.0 metres to ground floor & first floor |
| • Front Setback - to Clarence Street | - 3.5 metres to ground floor & first floor |
| • Side Setback | - ≥ 1.2 meters |
| • Rear Setback | - 6.0 meters |

The setbacks of the units have been devised to take advantage of the size of the block while maintaining a visual continuity along the streetscape. The second storey walls have been designed to be generally aligned with the ground level walls

Landscaping and Private Open Space

The development is to be landscaped to screen its impact and reinforce the garden nature of the residential area.

The design has sort to provide generous, functional, private open space and landscape areas. The open spaces on the land meet the key objectives of the control, providing residents with active and passive recreation opportunities. The orientation of the site means that the front and rear landscaped areas provide options for shade or solar access throughout the day as well as opportunity to capture prevailing breezes. The areas are designed to promote the enjoyment of outdoor living contribute to the attractiveness of the property and the streetscape in general.

Pedestrian access

Pedestrian access is provided to each unit via well lit paths.

Parking

Enclosed parking for car parking has been provided in the design for each dwelling. All car parking is contained within the site to minimise impact on availability of street parking.

Security

Security of the residence has been considered in the design. Each dwelling has an individual pedestrian entrance via a well lit path. Lighting will be used effectively to aid security and safety

at night time. Each dwelling is provided with windows to view the porch.

Dwellings

Living areas are large and open planned to allow for future flexibility. They are connected to the private open spaces to provide an outdoor living area as an extension of the building.

Letter boxes, waste bin storage and clothes drying areas will be provided.

The property is to be subdivided as indicated on the DA Plans to the dimensions shown.

Table 2. Canterbury Development Control Plan (DCP) 2012- Part 3.2– Compliance Table

Design Element	Requirement	Proposed	Compliance
Private Open Space	Minimum area - 50 m ² Minimum dimension 4m in any direction	50.19 m ² to Lot 1 118.10 m ² to Lot 2	Yes
Height	Maximum external wall height where maximum height of building in the LEP is 8.5m is 7m	6.588m	Yes
	Maximum finished ground level above natural ground level is 1m	370mm	Yes
Setbacks	Front Setback: Min 6.0m	6.0m	Yes
	Site Setback: 1.2m	1.2m - 5.48m	Yes
	Corner lot: min 3.5m from secondary street frontage	3.5m – 6.0m	Yes
	Rear Setback: Min 6.0m	6.0m	Yes
Roof Pitch	Maximum roof pitch is 30 degrees	18 degrees	Yes
Solar Access	50% of principal P.O.S. to receive 3 hours between 8am and 4pm on June 21	> 50% of principal P.O.S receives solar access	Yes

The subject site has a primary street frontage to First Ave, Belfield which is shown on the zoning maps as being a classified road. Part G – Glossary of Canterbury DCP 2012 does not nominate this street as a major road, however Clause C2.3.3 Setbacks of CDCP 2012 under C1 states that development fronting as major road must have a minimum front setback of 9m. In this regard, it is imperative to consider Objectives O1-O5 of C2.3.3 Setbacks and the contextual relationship of the proposal and its surrounds. The intention of establishing a spatial proportion that defines the street edge has been considered and

satisfied in the design process and outcome. A front setback of 6m-8.35m to the building façade is proposed which is consistent with the adjoining dual occupancy development. Further, there is no other residential development further to the north as shown on the local zoning maps.

Objective 2 and Objective 3 refer to landscape and conserving visually prominent trees. The proposal provides sufficient landscape areas within the front and secondary setbacks as well as retaining existing street trees. The proposal will be a welcome addition to the streetscape that provides compliant separation requirements in accordance with the applicable DCP controls. The site enjoys an east-west orientation which allows the shadows cast to fall on the Clarence Street secondary setback. Stormwater disposal is addressed and satisfied with accompanying stormwater plans.

In light of the above, the proposed front setback is considered to be a suitable response on a corner site that address both street frontages and providing a compatible setback with the adjoining development and is worthy of Council's support.

Privacy and Views.

The proposed attached Dual Occupancy is designed to maximise solar access & entry area whilst simultaneously avoiding external impact such as overshadowing to neighbouring sites as setbacks & offsets are maximised & compliant with council requirements. Glazing to side boundary walls is strategically positioned and deliberately minimized to protect the privacy of the neighbouring buildings as well as the privacy of the proposed Building.

The proposal takes full advantage of any existing views and open spaces through the strategic use of glazing and the integration of internal and external spaces. Outdoor areas are well clear of bedrooms of adjoining dwellings.

Overshadowing

The orientation of the block and the orientation of the proposed development ensure maximum solar access to the neighbouring properties.

In mid-winter, shading occurs to the adjoining properties on the western side of the development in the morning and on the eastern side in the afternoon. These properties are orientated in a north-south direction, so overshadowing of the principal living areas of the neighbouring dwellings does not occur between 8am and 4 pm.

Impacts

Privacy

Windows facing the side boundaries have been located and sized to minimise overlooking and therefore will not create any adverse privacy impacts on the neighbours. The first floor bathrooms have high level windows and are mechanically ventilated.

Outdoor areas are well clear of bedrooms of adjoining dwellings being located adjacent to their open spaces. It is considered that there will be no adverse privacy impacts created by this development.

Air and Noise

Council guidelines regarding construction hours will be strictly adhered to and imposed on all subcontractors. All works will be carried out in a safe, environmentally friendly manner in accordance with council requirements and in suitable hours of operation. It is considered that there will be no increase in airborne emissions from the proposed development.

Streetscape

The proposal complies with council guidelines and provides a reasonable scale of development when viewed against other existing developments in the locality. The development has been designed to consider impacts on neighbours and the scale of overshadowing to the property to the south in mid winter

The proposed roof form and roofscape is a contemporary design which is more than reasonable in this streetscape which already has buildings from the fifties to the present day and which do not detract from the residential character and ambience of the locality. The design satisfies the objectives of the Urban Design Element of the DCP and meets the performance criteria.

The proposed new residence will allow for sufficient open space for the planting of trees and shrubs and will not affect existing vegetation or neighbourhood trees.

Traffic

The proposed parking will provide adequate spaces as specified by council regulations. This amount of car parking will ensure no additional adverse impact on the on street car parking in the local area.

Subdivision

The property is to be subdivided into two lots as documented and to the documented dimensions.

Utilities

The development has been designed with sensitivity to minimise environmental impact and maximise energy efficiency. Passive elements such as cross flow ventilation, wall and ceiling insulation and northern solar orientation will minimise energy usage. A BERS Assessment has been prepared for this development.

Utility services will be upgraded to meet the needs of the development.

Acid Sulphate Soils

The site is affected by acid sulphate soil Class 5, The building will be full brick on strip footings approximately 450 wide X 600 deep this means no major excavation work will be necessary.

Stormwater drainage

The current sewerage and storm water volumes will not be increased significantly. Sewerage and storm water will be directed into the main lines

The development also meets BASIX requirements for reduced energy and water usage targets. A rainwater tank will be installed in accordance with the BASIX certification requirements. Water efficient kitchen and bathroom appliances have been specified.

No major earthworks will be undertaken during construction and we also note the area is not located in a flood zone

Conclusion

The proposed dual occupancy development has been designed in accordance with City of Canterbury Development Control Plan 2012 Part C and Building Code of Australia BCA and conforms to council's desired character for the area. It provides economic use of the land in accordance with council guidelines for use of the land and complies with principles of urban consolidation.

The proposal represents a visual improvement to the site and provides additional housing on a site which is currently in reasonable to poor condition. We believe the proposal is worthy of approval.