

# Peter John O'Brien & Associates

**The General Manager,  
Canterbury Bankstown Council,  
66 – 72 Richard Road,  
BANKSTOWN**

**28 June 2022**

**Dear Sir,**

**RE: Statement of Environmental Effects  
Lot 128, No 5 Arncliffe Road, EARLWOOD  
TWO STOREY BRICK VENEER DWELLING, SWIMMING  
POOL AND RETAINING WALLS.**

In relation to the above Development Application I tender this statement of Environmental Effects to demonstrate the consideration given due to the impact the proposed development will have on the natural environment at the above property.

This document has been prepared to provide supporting information for a Development Application for the proposed two storey Dwelling, swimming pool and retaining walls.

In preparing this document, consideration has been given to the following:

- CANTERBURY Development Control Plan 2012 – Part C1
- CANTERBURY Local Environmental Plan 2012
- ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
- BUILDING CODE OF AUSTRALIA

The property is situated on the south-western side of Arncliffe Road. The block slopes up from Arncliffe Road and is occupied by a single storey brick veneer dwelling with a tiled roof.

The block is regular in shape and has an area of 518.428 sq.m. The site slope is gentle and consistent, with fall towards the front right-hand boundary.

Anrcliffe Road is a local service road. Anrcliffe Road is a low traffic volume road. Vehicles are able to be parked on the site and leave in a reverse direction.

## **C1.2 SITE PLANNING**

### **SITE COVERAGE:**

This block has an area of 518.428 sq m.

Maximum area of building footprint 330 sq m – provided 228.891 sq m.

Maximum site coverage 50% 259.214 sq m – provided 44.2% 228.891 sq m.

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**LANDSCAPING:**

Deep soil permeable areas 20% 103.386 sq m – provided 27.3% 141.417 sq m.

The requirements of the CANTERBURY DCP 2012 have been achieved.

**C1.3 BUILDING ENVELOPE**

**HEIGHT:**

A maximum external wall height of 7.0m – provided 6.122m

Finished ground floor level is not to exceed 1.0m above the natural ground level.

The requirements of the CANTERBURY DCP 2012 have been achieved.

**CUT & FILL:**

Maximum 1.0m cut below ground level where it will extend beyond an exterior wall of the building.

Maximum fill of 600mm above natural ground level where it would extend beyond the exterior wall of the building.

If proposed cut and fill, or a retaining wall, would be deeper or higher than 1.0m, structural viability must be confirmed by a suitably qualified engineer's report.

The requirements of the CANTERBURY DCP 2012 have been achieved.

**SETBACKS:**

Front Setback – Minimum setback of 5.5m – provided 5.5m

Side Setback – Minimum setback of 900mm – provided 1.18m

Rear Setback – Minimum setback of 6.0m – provided 12.343m

Swimming Pool

Minimum setback 1.0m from and side or rear boundary – provided 1.5m

The requirements of the CANTERBURY DCP 2012 have been achieved.

**C1.4 BUILDING DESIGN**

**CONTEMPORARY BUILT FORM:**

Access to upper storeys must not be via external stairs.

All dwellings must contain one kitchen and laundry facility.

The requirements of the CANTERBURY DCP 2012 have been achieved.

**BUILDING ENTRIES:**

Entries to residential buildings must be clearly identifiable.

A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.

The requirements of the CANTERBURY DCP 2012 have been achieved.

**INTERNAL DWELLING LAYOUT:**

The primary living area and the principal bedroom must have a minimum dimension of 3.5m.

Secondary bedrooms must have a minimum dimension of 3.0m.

Provided general storage in addition to bedroom wardrobes and kitchen cupboards.

The requirements of the CANTERBURY DCP 2012 have been achieved.

#### **FAÇADE TREATMENT:**

Facades visible from the street should be designed as a series of articulating panels or elements.

The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.

The width of articulating panels to Street Elevation 4.0m – 6.0m and 10.0m – 15.0m to Side Elevations.

Avoid long flat walls - stagger the wall alignment of at least 0.5m.

The requirements of the CANTERBURY DCP 2012 have been achieved.

#### **ROOF DESIGN & FEATURES:**

To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.

To promote roof design that assists in regulating climate within the building.

Use a simple pitched roof that accentuates the shape of exterior walls and minimizes bulk and scale.

Pitched roofs should not exceed a pitch of 30 degrees.

The requirements of the CANTERBURY DCP 2012 have been achieved.

### **C1.5 AMENITY**

#### **SOLAR ACCES & OVERSHADOWING**

Solar access to Proposed Development:

Primary living areas of the dwelling must receive a minimum of 3 hours of sunlight between 8.0am and 4pm on 21 June.

Private open Space areas of the dwelling must receive a minimum of 3 hours of sunlight between 8.0am and 4pm on 21 June.

Solar access to Neighbouring Development:

Primary living areas of the dwelling must receive a minimum of 3 hours of sunlight between 8.0am and 4pm on 21 June.

Private open Space areas of the dwelling must receive a minimum of 3 hours of sunlight between 8.0am and 4pm on 21 June.

Clothes drying areas on adjoining properties must receive a minimum of 3 hours of sunlight on 21 June.

The requirements of the CANTERBURY DCP 2012 have been achieved.

#### **VISUAL PRIVACY**

Locate and orient new development to maximize visual privacy between buildings on and adjacent to the site.

Minimize direct overlooking of rooms and private open space by providing adequate building separation with rear and side setbacks.

Orient living room windows and private open space towards the street or rear yard to avoid direct overlooking between neighbouring residential properties.

The requirements of the CANTERBURY DCP 2012 have been achieved.

## **C1.6 FENCES & ANCILLARY DEVELOPMENT**

### **FENCES**

Front fences within the front boundary setback are to be no higher than 1.2m.

Side fences may be 1.8m high to the predominate building line and must taper down to the height of the front fence at a height no greater than 1.2m.

The requirements of the CANTERBURY DCP 2012 have been achieved.

### **SWIMMING POOLS**

Swimming pools must not be located within any front setback.

Minimum setback of 1.0m from any side or rear boundary.

The requirements of the CANTERBURY DCP 2012 have been achieved.

### **BUILDING SERVICES**

All letterboxes be installed to meet Australia Post Standards. Design and provide discretely located mailboxes at the front of the property.

Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.

The requirements of the CANTERBURY DCP 2012 have been achieved.