



Statement of Environmental Effects for a Development Application at
10 Bayview Avenue Earlwood NSW.

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1 Introduction

This Statement of Environmental Effects relates to a Development Application seeking Council's consent to the alterations to an existing approved structure at the rear of the property at 10 Bayview Ave Earlwood NSW

This Statement:

- describes the site and its surrounding area,
- details the nature of the proposed development,
- undertakes an assessment of the proposal regarding compliance with relevant Canterbury Bankstown planning instruments, and
- undertakes an assessment of the proposal under all other heads of consideration in Section 4.15 of the Environmental Planning and Assessment Act, 1979.

The conclusion reached is that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

The site is the land described as Lot 5 in deposited plan DP 925187 located in the suburb of Earlwood. The zoning is R2 Low Density Residential in Canterbury LEP 2012.

The site is a regular block accessed via a driveway off Bayview Ave. There is a total area of 331.2 m².

The neighbouring properties are a mix of single storey and two storey dwellings, of brickwork and tiled roofs. The neighbouring areas have established amenities including primary and secondary schools, a shopping centre, and access to transport.

The site has no existing trees or shrubs to be removed.

3 Proposed Development

This application proposes internal alterations of the existing approved structure and the replacement of the roof as a pitched roof.



4 Environmental Planning Instruments

Environmental Planning Instruments

Canterbury Local Environmental Plan 2012 states that objectives of Zone R2 as.....

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Office premises; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Shops; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

The proposed development being an alteration to an existing approved structure at the rear of the dwelling complies with the objectives and can be permitted with consent. The proposal can be approved under this zoning.

4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to establish and maintain the desirable attributes and character of an area,*
- (b) to minimise overshadowing and ensure there is a desired level of solar access and public open space,*
- (c) to support building design that contributes positively to the streetscape and visual amenity of an area,*
- (d) to reinforce important road frontages in specific localities.*

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) Despite subclause (2), the height of a dwelling house or dual occupancy must not exceed 8.5 metres if the dwelling house or dual occupancy is to be located on land in Zone R4 High Density Residential.

The land at Bayview Ave shows on the Height of Buildings Map as a standard of 8.5 meters above natural surface. The land is not an internal lot, so the project height of 3.98 meters complies

We have provided copies of the internal layouts of the approved dwelling and structures.\ The calculation of FSR is not relevant as no additional floor area is being created.

The proposal complies with all Canterbury Local Environmental Plan 2012.



Canterbury Development Control Plan 2012.

Table C1.5: Outbuildings (including alterations and additions)

Setback Controls Side Setbacks • External wall height over 2.7m a minimum setback of 450mm from the side boundary. • External wall height not exceeding 2.7m may encroach into the minimum setback area.

The setbacks are existing, so are acceptable. The survey shows the existing built approved structure to have between 230mm and 350mm setbacks from the South, East and West boundaries.

Landscaping:

The minimum deep soil area that is required for this site is 15% of the site area and must have a width of 2.5m under Part C, C1, Clause 1.2, C1.2.4, C1 and C2 of the CDCP.

The existing deep soil landscaping that is existing is 44.2m². 15% of the site area would be 49.68m². The owner can provide an additional 5.48m² if required. However, this landscaping is as previously approved by Canterbury Council, so it is requested that variation be accepted.

5 Services

Searches have been made of all services. These have shown that services including water, sewer, power, gas, and telephone are all available.

6 Considerations under clause 4.15 of Environmental Planning and Assessment Act, 1979

Planning Agreements

No planning agreements apply to this land.

Regulations

The Development Application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2000.

Likely Impacts

The development will have no adverse impact on the availability of services, vehicular access, use of common facilities, and open space in the area of Earlwood.

Suitability of the Site

There are no environmental constraints on the site that would impede the proposal or render it unsuitable for the site.



Submissions

We will consider any submissions that are put forward to Council after the notification period had ended.

The Public Interest

For the reasons set out in this statement, it is considered that the public interest would be best served by approval of the Development Application under consideration, particularly, given the absence of any demonstrable adverse impacts resulting from the proposal.

Summary

The proposal seeks Council's consent to a Development Application seeking approval for the development as alterations and additions to an existing and approved shed and the replacement of the current roof to a pitched roof of the existing shed.

The proposal complies with all Canterbury Local Environmental Plan 2012 controls and generally conforms to Canterbury Council Development Control Plan 2012 guidelines.

The proposal satisfies the relevant heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land. Accordingly, the application should be recommended for approval.

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