

**Statement of Environmental Effects**

**For a  
Two Storey Dwelling  
at  
14 Avoca Avenue**

**Belfield**

**Prepared for Wisdom Homes**

**Planning Outcomes Pty Ltd  
June 2023  
0417 467 509**

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***Statement of Environmental Effects***  
***Two storey dwelling house***  
***14 Avoca Avenue Belfield***  
***Lot 7 DP 19590***  
***LGA: Canterbury Bankstown***

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***1. Description of Proposal:*** Two storey dwelling house.

Ground Floor: Garage and storage, front porch, entry, home office, lounge, powder room, laundry, internal stairs, kitchen with butler's pantry, dining room, leisure room and outdoor leisure room.

First Floor: Master bedroom with walk-in-robe, ensuite and front balcony, three bedrooms, upper lounge room, linen press, bathroom with separate toilet.

Existing dwelling house on the site to be demolished under a separate application.

***2. Site Analysis***

The site has a rectangular shape with a frontage to Avoca Avenue of 12.19m and a depth of 32.69m. The site area is 398.4m<sup>2</sup>.

The site is relatively flat with a slight crossfall from the western to the eastern side boundary. The site has a generally north-west to south-east orientation. There is a sewer main parallel to the front boundary on the road reserve.

**Trees**

There are no trees on or immediately adjoining the site.

The site is flood prone. Habitable and non-habitable floor levels have been established in consultation with Council.

The land is not classified as biodiversity land and is not bushfire prone. The site is in close proximity to the Cooks River.

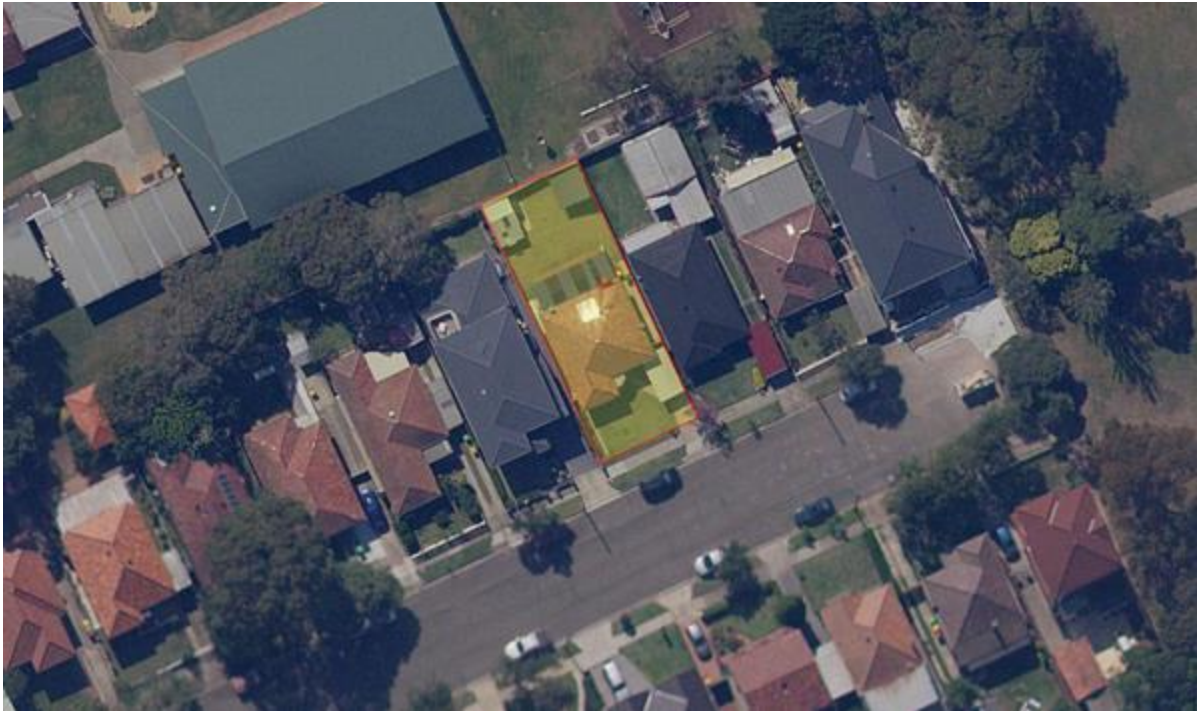
***3. State Policies***

***3.1 SEPP (Resilience and Hazards) 2021 - Chapter 4 - Land Remediation***

As the site has a history of residential use, it is considered that the site is unlikely to be contaminated. For this reason, no further investigation is considered necessary.

### 3.2 BASIX

A BASIX Certificate has been lodged with the development application.



14 Avoca Avenue Belfield



Locality Plan

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## 4. Canterbury LEP 2012

### 4.1 Zoning and Compliance Table

The site is located in the R3 Medium Density Residential Zone. A dwelling house is a permissible use in the R3 Medium Density Residential zone. The objectives of the R3 zone are:

#### *Zone R3 Medium Density Residential*

##### *1 Objectives of zone*

- 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.*

It is considered that the proposed development meets the objectives for development in the R3 Medium Density Residential zone.

Standard	Compliance
Zoning - R3 - Medium Density Residential	A dwelling house is a permissible use in the zone.
FSR - 0.55:1 or 219.12m <sup>2</sup>	Yes - 0.55:1 or 219m <sup>2</sup>
Heritage	The site is not in a heritage conservation area. The site does not contain a heritage item nor is it in the vicinity of any heritage items.
Lot Size Map - 460m <sup>2</sup>	398.4m <sup>2</sup> .
Height - 8.5m	Yes -7.876m
Acid Sulfate Soils -	Class 4 - The proposal does not involve any significant excavation and an Acid Sulfate Management Plan is not required.

## 5. Canterbury DCP

Front Setback	<p>Lots &lt; 12.5m wide Minimum 5.5m.</p> <p>Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticos and verandas, may project up to 1.5m into the required front setback articulation zone.</p> <p>Garage to be 1m behind outermost alignment of external walls, verandas or balconies.</p> <p><i>Complies - minimum front setback of 5.5m and garage setback at 7.08m. The front portico - ground floor porch and first floor balcony are setback a minimum of 4.3m.</i></p>
Side Setbacks/Building Envelope	<p>Lots &lt; 12.5m wide Minimum 900mm.</p> <p><i>Complies - minimum side setbacks of 970mm and 1.02m.</i></p>
Rear Setback	<p>Minimum 6m</p> <p><i>Complies - minimum rear setback of 9.64m.</i></p>
Minimum Landscaped Area	<p>Minimum 15% landscaped area for a site with an area of less than 450m<sup>2</sup> *Deep soil zone to be a minimum 2.5m wide.</p>

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	<i>Complies - landscaping area is greater than 30% - refer to Landscape Plan for details.</i>
Site Coverage of all buildings	<p>Maximum 60% for site coverage of buildings for a site with an area of less than 450m<sup>2</sup>;</p> <p><i>Complies - 150.95m<sup>2</sup> = 38%</i></p>
Maximum Building Footprint	<p>Maximum 300m<sup>2</sup> for a site with an area of less than 450m<sup>2</sup>;</p> <p><i>Complies - 175.12m<sup>2</sup></i></p>
Design/Garages	<p>2 car parking spaces/ dwelling required. One space may be provided on driveway in front of carport/garage.</p> <p>On a site that is less than 12.5m wide, provide parking in a carport, or a single-width garage and add a carport if additional covered parking is necessary. Parking is to be provided in a single width carport or garage.</p> <p>The garage is to be setback at least 1m behind the outermost alignment of external walls, verandas or balconies, any garage or carport facing an internal driveway.</p> <p><i>The site has a frontage width of 12.19m and a garage is proposed with storage. The garage is setback at 7.08m from the front boundary so that there is room for an additional parking space on the driveway.</i></p> <p><i>The garage is setback at 1.58m behind the building line and 1.02m from the side boundary.</i></p>

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	<p><b>B1 Transport and Parking Requirements</b></p> <p><b>B1.1 General Objectives</b></p> <p>O1 To provide adequate car, bicycle and service vehicle facilities for the building users and visitors, depending on building type and proximity to public transport.</p> <p>O2 To ensure casual parking on streets is available in centres to support local business.</p> <p>O3 To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.</p> <p>O4 To ensure servicing by larger vehicles occurs off-street in such a way that reduces impacts on the pedestrian environment.</p> <p>O5 To ensure vehicle facilities are compliant, functional and safe.</p> <p>O6 To encourage reduced car dependency through encouraging alternative means of transport such as cycling, walking and public transport.</p> <p>O7 To ensure vehicle traffic is managed and roads do not inhibit the performance of business centres, presenting barriers to pedestrian movement, or segregating areas.</p> <p>O8 To minimise the visual impact of parking structures on the appearance of streetscapes.</p> <p><i>The proposed garage will have an acceptable impact on the streetscape as the garage is recessed 2.78m behind the front porch and 1.58m behind the front wall of the dwelling. The proposal achieves the minimum side setback requirements stipulated in the DCP and the garage does not have an overbearing relationship with the front façade.</i></p>
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	<i>As the site frontage is in excess of 12m, there will be no adverse visual impact of the garage on the streetscape.</i>
Design - Wall Articulation	<p>Maximum length of unarticulated walls:</p> <ul style="list-style-type: none"> <li>• facades that face the street 4-6m,</li> <li>• facades on side elevations 10-15m.</li> </ul> <p><i>Complies.</i></p>
Site Orientation/Overshadowing	<p>Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.</p> <p>Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:</p> <ul style="list-style-type: none"> <li>• Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</li> <li>• If a system currently receives less than 2 hours sunlight, then the proposed development must not reduce the existing level of sunlight. Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June.</li> </ul> <p><i>The subject site has a north-west to south-east orientation. The adjoining dwelling house at 12 Avoca Avenue will be overshadowed in the morning and early afternoon during the winter solstice by the proposed development.</i></p> <p><i>The photograph below shows the location of the garage and driveway</i></p>

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	<p>of the adjoining house at 12 Avoca Avenue.</p> <p>This adjoining property will receive a minimum of:</p> <ul style="list-style-type: none"> <li>-more than 2 hours of sunlight to more than 50% of the rear private open space area</li> <li>-main living areas are expected to receive more 2 hours of sunlight between 9.00am and 3.00pm on 21 June.</li> </ul>
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Garage and driveway of the adjoining house at 12 Avoca Avenue are adjacent to the boundary with 14 Avoca Avenue.

Privacy	<p>Minimise direct overlooking of rooms and private open space through the following:</p> <ul style="list-style-type: none"> <li>• Provide adequate building separation, and rear and side setbacks; and</li> <li>• Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.</li> </ul> <p>If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p>
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	<ul style="list-style-type: none"> <li>• Provide effective screening with louvres, shutters, blinds or pergolas; and/or</li> <li>• Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.</li> </ul> <p>Screening of bedroom windows is optional and dimensions are not restricted.</p> <p><i>There are two first floor habitable rooms with windows facing the eastern side boundary, a bedroom window and an upper lounge room window. Both windows have high sill heights to prevent overlooking to adjoining properties.</i></p> <p><i>At the ground floor level, side facing living room windows can be screened by boundary fences to a height of 1.8m above existing ground level.</i></p> <p><i>The proposed dwelling house will not have an unreasonable impact on the privacy of neighbouring properties.</i></p>
Stormwater	<p>A 3,000L above ground rainwater tank will be installed for BASIX requirements for water retention and reuse. Stormwater will be disposed of the street under gravity flow. Refer to hydraulics plan for details.</p>
Cut and Fill	<p>Finished ground floor level is to be maximum of 1m above natural ground level.</p> <p>Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.</p>

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	<p>Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.</p> <p><i>Complies.</i></p>
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**6. Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment (Amendment) Act, 1979**

***In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—***

***(a) the provisions of—***

- (i) any environmental planning instrument, and***
- (ii) any proposed instrument, and***
- (iii) any development control plan, and***
- (iiia) any planning agreement, and***
- (iv) any matters prescribed by the regulations,***

***that apply to the land to which the development application relates***

The proposed new dwelling house at 14 Avoca Avenue Belfield complies with the objectives and standards contained in ***Canterbury Local Environmental Plan 2012*** for dwelling houses. The proposed dwelling house complies with the guidelines for development contained in the ***Canterbury Development Control Plan***. Any departure from the numeric controls contained in the ***DCP*** is considered to be minor and justified in the table above.

***(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.***

In summary, it is considered that the proposed dwelling house will have minimal impact on the environment due to the following reasons:

- The proposal is of a scale and design that is visually pleasing and envisioned for the streetscape by the current planning controls.
- There will be adequate sunlight access to the internal living areas of the proposed development and of the dwellings on the adjoining lots.
- A sediment control barrier will be used to control sediment during construction.

- Stormwater will be adequately disposed of according to Council's requirements.
- The social and economic impacts of the development are considered minor due to the size of the development proposal.

***(c)the suitability of the site for the development***

- The proposed development will contribute to the supply and diversity of housing in the locality, without imposing any significant environmental or adverse impacts on the amenity of the surrounding land.

***(d)any submissions made in accordance with this Act or the regulations***

- The development will be subject to Council's Notification Policy.

***(e)the public interest***

- The proposed development is consistent with the objectives for development in the R3 Medium Density Residential zone and will make a positive contribution to the existing housing stock.