

STATEMENT OF ENVIRONMENTAL EFFECTS

4th March 2024



Project:

37 Noble Avenue Punchbowl

Lot 57 Section 3 in DP 18209

In support of a Development Application for:
DEMOLITION OF THE EXISTING DWELLING AND
CONSTRUCTION A DOUBLE STOREY DWELLING HOUSE WITH A BASEMENT,
A POOL AND ASSOCIATE WORKS

Prepared by:

DAWSONVU

po box 1152 hunters hill nsw 2110

dawsonvu.com.au

michael@dawsonvu.com.au

0438 297 962

trang@dawsonvu.com.au

0438 297 973

CONTENTS

1 – Introduction 3

2 – The Site 3

3 - Context 4

4 – Description Of The Proposal 4

5 - Canterbury-Bankstown Local Environmental Plan 2023 5

6 - Canterbury-Bankstown Development Control Plan 2023 5

7 – Section 79c Of Environmental Planning And Assessment Act 1979 10

8 – Conclusion..... 10

1 – Introduction

This application seeks approval for the construction of double storey dwelling with a basement, a pool and an associated works at Lot 57 in DP 18209 known as 37 Noble Avenue Punchbowl.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

The following details and documents have been relied upon in the preparation of this document:

- Survey plan
- Architectural Plans prepared by Dawsonvu, Revision A and dated 04.03.23
- BASIX & NatHERS Certificate
- Stormwater Management Plans.
- Waste Management Plan.
- Landscape Plan.
- Schedule of External Finishes prepared by Dawsonvu.
- Cost Report

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2 – The site

The subject site is identified as Lot 57 in DP 18209 known as 37 Noble Avenue Punchbowl.

The location of the site is illustrated in **Figure 1**.

The site:

- R2 Low Density Residential Zoning.
- It is 701.9m² site area.
- This site is regular in shape and with the western front boundary running along Noble Avenue of approx. 12.19m in length. The southern side boundary is approximately 55.88m in length. The rear boundary is 12.52m and the northern boundary is 60.96m.
- The site falls approximately 3.4m from the rear boundary to the front boundary Noble Avenue.
- The site is currently occupied by a single storey brick dwelling with a tiled roof.
- The site contains no existing trees and has existing turf & existing landscaping. There is an existing street tree to be retained.
- The site is serviced by town water, electricity, phone and sewerage.

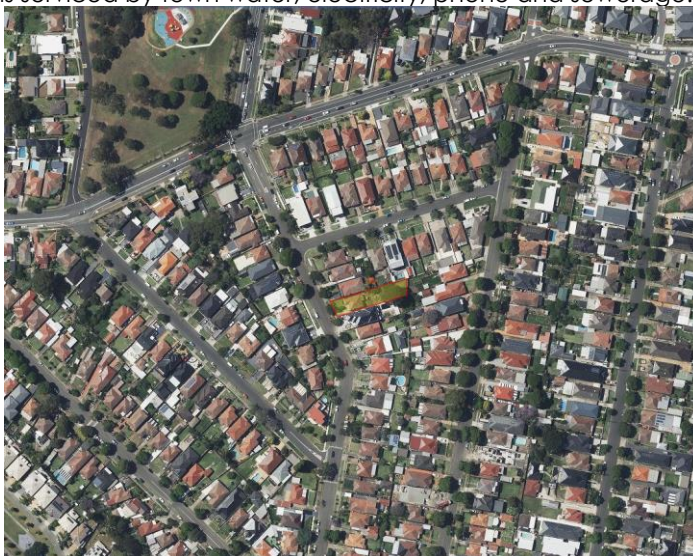


Figure 1: Image of the location of the site (maps.six.nsw.gov.au)

3 – Site Context

The immediate surrounding environment is predominantly by detached double or single storeys dwellings. The site is approx. 1.1km from Punchbowl train station, close approx. to public transport services on Noble Avenue. Please refer to figure 2 for an aerial view of the surroundings.

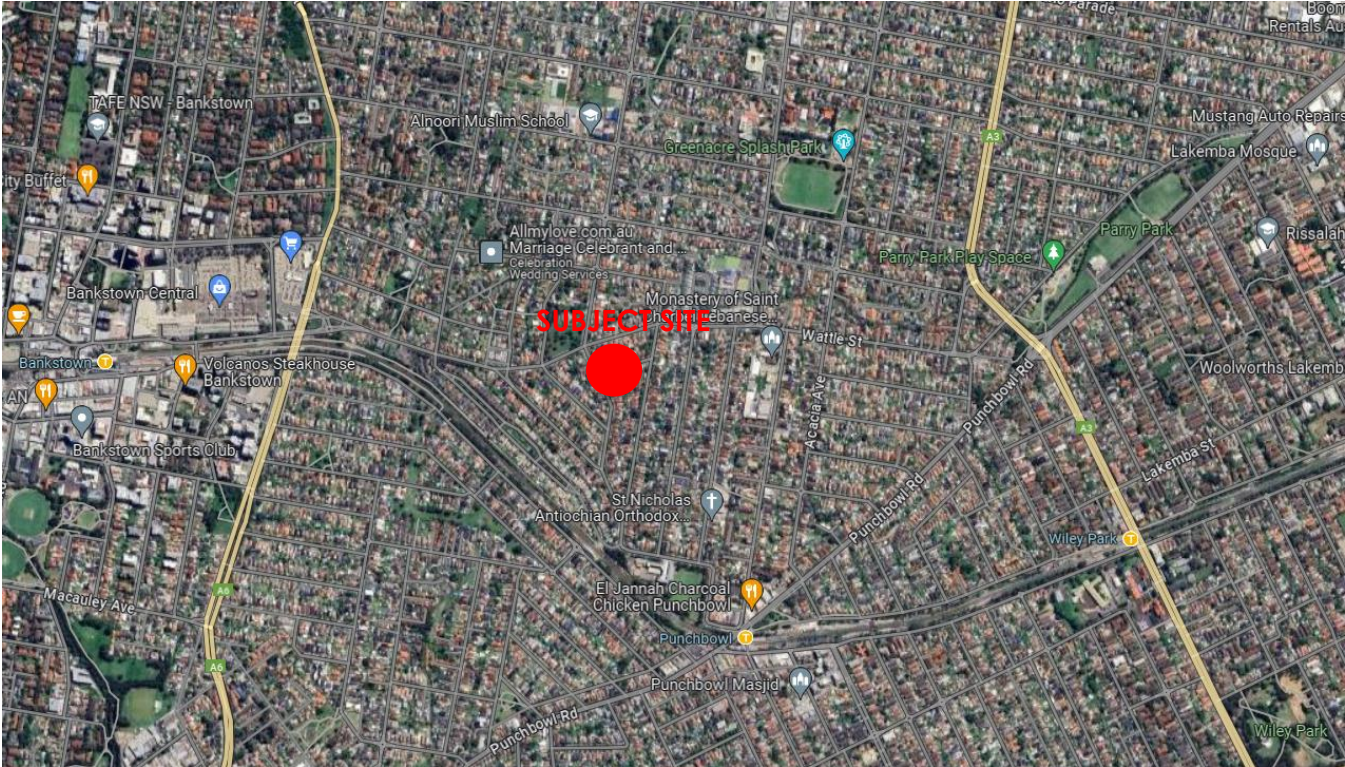


Figure 2: Aerial view of the site surrounding (google.com.au)

4 – Description of the proposal

As detailed in the accompanying architectural plans, the proposal seeks approval for the demolition of the existing dwelling and the construction of a new two-storey dwelling with a basement, a swimming pool and associated works.

- 5 bedrooms – main with ensuite and walk in robe.
- Main bathroom x 4
- Double garage (basement with workshop)
- Living/Meals/Kitchen
- Laundry
- Gym/Living
- Patio



5 – Canterbury-Bankstown Local Environmental Plan 2023

The subject proposal has been assessed against the controls of the Canterbury-Bankstown LEP 2023 and is considered to be compliant with the principle standards and consistent with the intent of the LEP standards. The findings of that assessment are detailed below.

Clause 2.1 Land Use Zones

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Canterbury-Bankstown LEP 2023.

The proposed development is defined in the plan as a *dwelling house*. The R2 Low Density Residential Zoning permits the construction of a 'dwelling house' subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Low Density Residential zone are:

- *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.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

The proposed double storey dwelling is considered to be the suitable housing type for the area. The proposed development is permissible on the site pursuant to the provisions of the LEP. The proposed development is not antipathetic to the objectives of the zone on the basis that the development will provide for the housing needs of the community.

Clause 4.3 Height of Buildings

Max. 9m allowed as per clause 4.3 of the Canterbury-Bankstown LEP 2023

The proposed dwelling has the maximum height of 8.78m or less and has complied with the Height Controls.

Clause 4.4 Floor space ratio

Maximum FSR allowable for the subject site is 0.5 to 1 (350.95m²), the proposed floor space ratio is 333.43m² (0.47 to 1) has complied with the controls.

Clause 5.10 Heritage conservation

The subject site does not contain a heritage item and is not located within a conservation area.

Clause 5.11 Bush fire hazard reduction

The subject site is not in a bushfire prone land.

6 – Canterbury-Bankstown Development Control Plan 2023

The subject proposal has been assessed against the controls and guidelines of the DCP and is considered to be compliant with the principal standards and consistent with the intent of the development standards. The findings of that assessment are tabulated in the Table below.

Development Standard	Proposal	Compliance
SECTION 2–DWELLING HOUSES		
Storey Limit (Not Including Basements)		
<p>2.1 The storey limit for dwelling houses is two storeys.</p> <p>2.2 The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or</p>	<p>The proposal is 2 storeys with the basement.</p> <p>The proposal is considered compliant with this control.</p> <p>The floor levels have been considered carefully to site on the</p>	Yes

<p>excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.</p> <p>2.3 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:</p> <p>(a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or</p> <p>(b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the site.</p>	<p>site creating minimal cut & fill unnecessary.</p>	
Setback Restrictions		
<p>2.4 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.</p>	<p>The proposal is considered compliant with this control.</p>	<p>Yes</p>
Street Setbacks		
<p>2.5 The minimum setback for a building wall to the primary street frontage is:</p> <p>(a) 5.5 metres for the first storey (i.e. the ground floor); and</p> <p>(b) 6.5 metres for the second storey.</p>	<p>Proposed front setback: 6.956m</p>	<p>Yes</p>
<p>2.6 The minimum setback to the secondary street frontage is:</p> <p>(a) 3 metres for a building wall; and</p> <p>(b) 5.5 metres for a garage or carport that is attached to the building wall.</p>	<p>N/A</p>	<p>Yes</p>
Side Setbacks		
<p>2.7 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre.</p>	<p>Proposed side setback to ground floor is 0.9m & 1m</p>	<p>Yes</p>
<p>2.8 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.</p>	<p>Proposed side setback to first floor is 1.5m & 1.8m</p>	<p>Yes</p>
Private Open Space		
<p>2.10 Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.</p>	<p>The proposal is considered compliant with this control.</p> <p>The proposal provides minimum 80m² in POS with 5m minimum in dimension</p>	<p>Yes</p>
Access To Sunlight		
<p>2.11 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this</p>	<p>The proposal is considered compliant with this control.</p> <p>Please refer to the shadow diagrams submitted as part of the</p>	<p>Yes</p>

access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	DA.	
2.12 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	The proposal is considered compliant with this control. Please refer to the shadow diagrams submitted as part of the DA.	Yes
2.13 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	The proposal is considered compliant with this control. Please refer to the shadow diagrams submitted as part of the DA.	Yes
2.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	The proposal is considered compliant with this control. Please refer to the shadow diagrams submitted as part of the DA.	Yes
Visual Privacy		
2.15 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	The proposal is considered compliant with this control. The courtyard allows windows & doors to face inward instead of facing the adjacent neighbour's building, increasing privacy greatly for the occupants & the neighbours.	Yes
2.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	The proposal is considered compliant with this control.	Yes
2.17 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:	N/A	

(a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.		
2.18 Council does not allow dwelling houses to have roof-top balconies and the like.	N/A	Yes
Building Design		
2.19 The maximum roof pitch for dwelling houses is 35 degrees.	The proposal has a flat roof. It is considered to comply with this control.	Yes
2.20 Council may allow dwelling houses to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	N/A	
2.21 The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.	N/A	
2.22 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	N/A	
Building Design (Car Parking)		
2.23 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	N/A	
2.24 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the	The proposal is considered to comply with this control. Basement is setback further than 6m from the front boundary.	Yes

covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.		
2.25 Despite clause 2.24, Council may consider a single carport forward of the front building line of an existing dwelling house solely where: (a) there is no existing garage on the site; (b) there is no side or rear vehicle access to the site; (c) the site does not contain a heritage item or is not within a heritage conservation area or local character area; (d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line; (e) the maximum width of the single carport is 3 metres; (f) it is of a simple posted design, with no side panel infill; (g) there is no solid panel lift or roller shutter door proposed; (h) the carport is setback a minimum 1 metre from the primary and secondary street frontages; (i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.	N/A	
2.26 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	Due to the nature of the basement, the garage door is sunken and most hidden from the street façade.	Yes
2.27 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	The garage has been integrated & set further back compared to the floor above. The door material has been chosen so it is matching with the external cladding of the building and not stand out.	Yes
Landscape		
2.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	There are no existing trees on site. The existing street tree is retained, the existing vehicle crossing is retained and there is no adverse impact to the street tree.	Yes

<p>2.29 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and</p> <p>(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</p>	<p>The proposal is considered to comply with this control.</p> <p>Min 45% of the front street frontage has native vegetation.</p> <p>One tree of min. 75L has been provided in the front yard.</p>	<p>Yes</p>
--	--	------------

7 – Section 79c Of Environmental Planning And Assessment Act 1979

7.1. Natural Environment

It is considered that the proposed development will have no adverse natural environment impact. The proposed works will not result in development of unreasonable bulk or scale and will be sympathetic to the character of the local environment of Turramurra as such the proposed development will have no adverse impact on the natural environment.

7.2. Built Environment

Council through its environmental planning instruments has determined that low scale residential density is appropriate for the subject site. Following a comprehensive site analysis, a design was created that achieves the applicable objectives and controls, resulting in an aesthetically pleasing altered detached dwelling when viewed from the street, ample private open space area and all residential amenities.

The proposal incorporates good site planning and design skills in achieving a development that is compatible and responsive to its context. The proposed setbacks combined with the dwellings height provides consistency in the massing and scale of buildings to the surrounding neighbourhood.

7.3. Social Impact

It is considered that the proposed development will have no adverse social impact.

7.4. Economic Impact

It is considered that the proposed development will have no adverse economic impact.

7.5. Suitability of the site

There are no unique environmental features on the site that render it unsuitable for development. The design of the proposal has regard to the site's relationship with adjoining and surrounding development. The proposed development relates to the predominant character of development in this locality in terms of height, size, bulk, scale, setbacks, materials and finishes.

The proposal will not unreasonably impact on adjoining properties in respect of privacy, overshadowing, noise and access to views.

7.6. Public Interest

It is considered that the proposal will meet community expectations for development in the locality and approval of the application will be promoting the objectives of the Environmental Planning and Assessment Act and will result in an orderly and appropriate use of the land by accommodating a single dwelling appropriate for the residential zone in which the development is located and the needs of the family that will occupy it.

8 – Conclusion

The proposed dwelling house is permissible within the R2 Low Density Residential zone under the provisions of Bankstown-Canterbury Council.

This Statement of Environmental Effects has demonstrated that the proposal satisfies the relevant objectives and provisions of Canterbury-Bankstown LEP 2023 and Canterbury-Bankstown Development Control Plan 2023.

It is considered that the proposal will meet community expectations for development in the locality and approval of the application will be promoting the objectives of the Environmental Planning and Assessment Act.

On the basis of the merits of the proposal and the lack of environmental impacts, it is recommended that Council support to approve the development, subject to appropriate conditions of consent.

Dawsonvu Pty Limited.