

# Statement of Environmental Effects

## SUBDIVISION



**27 Highland Avenue, Bankstown**

For Client

**Mrs. Diana Blazheski**

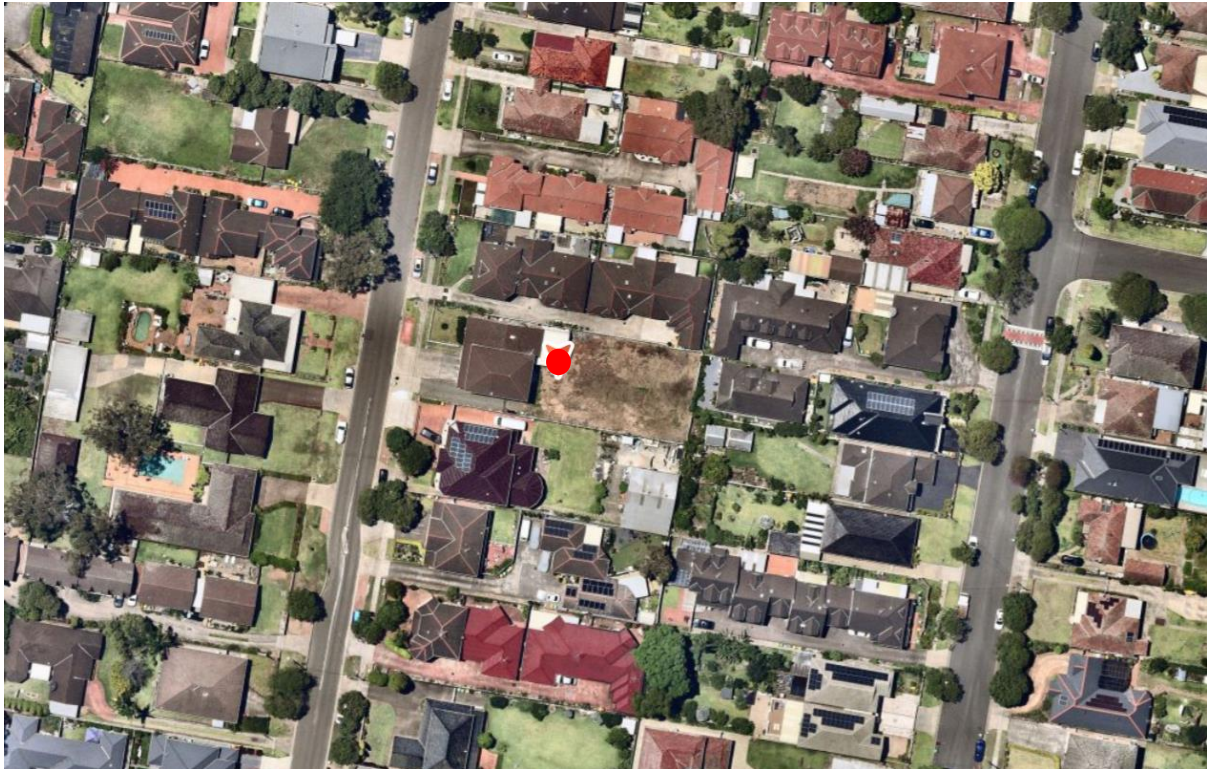
Nominated Architect: Lin Zhu 10573  
Email: [linzhu720@gmail.com](mailto:linzhu720@gmail.com)  
March 2024

## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the owner of the subject property Mrs. Diana Blazheski, accompanies the subdivision application for 27 Highland Avenue, Bankstown. This report describes the site and surrounding area and should be read in conjunction with the development application drawings and supporting reports:

- Survey Plan: Richard Hogan & Co.
- Architectural Set: Nominated Architect – Lin Zhu

## 2.0 SITE LOCATION AND DESCRIPTION



Aerial photo of the proposed site.

The property is located on Lot 82 DP 7708, known as 27 Highland Avenue, Bankstown. The site has dimensions of 20.115m to the front and rear. Side boundaries are 58.825m, making the site a total area of 1182m<sup>2</sup>. Topographically, there is a minor fall from the front to the rear of the site. The site is rectangular in shape with east-west orientation. The existing dwelling is a two-storey brick house addressing Highland Avenue with rear pedestrian & car access at the front boundary. The location is encircled by comparable residences situated in close proximity to the subject site.

## 3.0 PROPOSED DEVELOPMENT

The application involves battle-axe subdivision of the subject site with Torrens Title. The subject is located at 27 Highland Avenue, Bankstown (Lot 82/ DP7708). The existing dwelling is marked as 'Lot 1' in the Subdivision Plan. It is a two-storey brick house. The building fabric of the original dwelling is of good condition. The proposal aims to retain the existing two-storey brick structure and construction of single storey dwelling to the rear. The proposed battle-axe lot is marked as 'Lot 2' in the Subdivision Plan.



#### 4.0 CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

This document is a part of the development application to the Canterbury Bankstown Council. In preparing this proposal the following controls have been reviewed:

- Canterbury-Bankstown Local Environment Plan 2023
- Canterbury-Bankstown Development Control Plan 2023 – 5.1 Former Bankstown LGA
- Canterbury-Bankstown Development Control Plan 2023 – 3.5 Subdivision
- Canterbury-Bankstown Development Control Plan 2023 – 3.3 Waste Management
- Canterbury-Bankstown Development Control Plan 2023 – 3.2 Parking

Summary of Canterbury-Bankstown Local Environment Plan 2023:

LEP Zone: R2 Low Density Residential

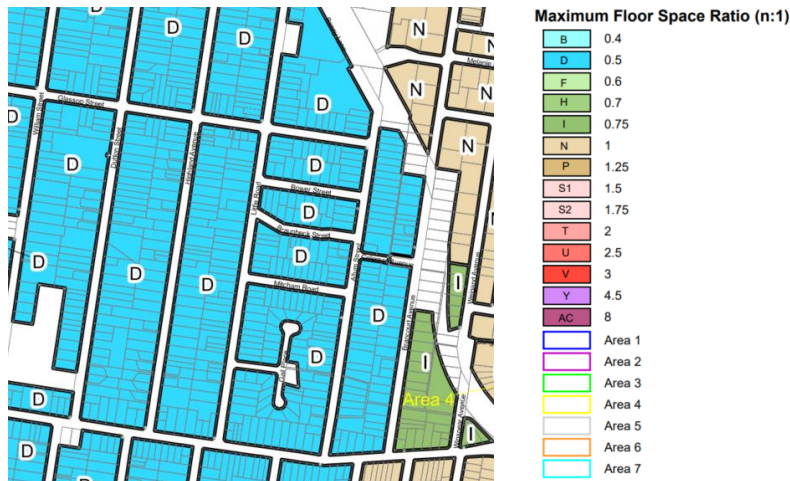
Existing Land Use: Residential

Site Area: 1182sqm

Height limit of Building: 9m

FSR: 0.5:1

#### FLOOR SPACE RATIO



The subject site is permitted for FSR 0.5:1 under Canterbury-Bankstown Local Environment Plan 2023, 4.4 Floor Space Ratio.

#### 4.4 Floor space ratio

- (1) The objectives of this clause are as follows—
  - (a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,
  - (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,
  - (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,
  - (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,
  - (e) to provide a suitable balance between landscaping and built form in residential areas.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The subject site has site area of 1182 m<sup>2</sup>, subdivide into Lot 1 with site area of 481.7 m<sup>2</sup> and Lot 2 (battle-axe) with site area of 600 m<sup>2</sup>, exclude access handle.

The existing two-storey dwelling on Lot 1 has total GFA of 240.85 m<sup>2</sup>. FSR 0.5:1; therefore complies with floor space ratio.

## MINIMUM LOT SIZE



The subject site is permitted 450 m<sup>2</sup> for the minimum lot size under Canterbury-Bankstown Local Environment Plan 2023.

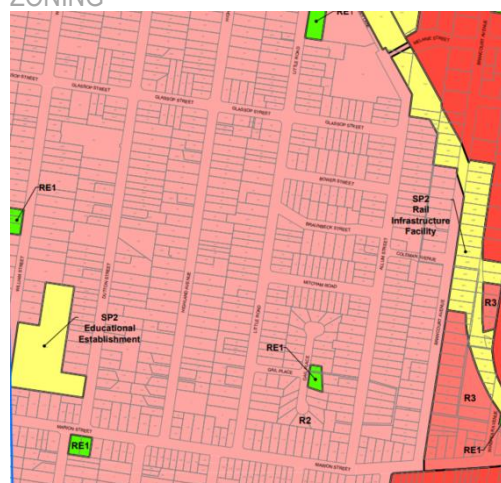
The proposed lot size for Lot 1 is 481.7m<sup>2</sup> which complies with the minimum lot size under Canterbury-Bankstown Local Environment Plan 2023.

The proposed lot size for Lot 2 is 600m<sup>2</sup> exclude the access handle, which is inline with the minimum lot size sizes for dwelling houses on battle-axe lots in certain residential zones under Canterbury-Bankstown Local Environment Plan 2023 4.1C:

### 4.1C Minimum lot sizes for dwelling houses on battle-axe lots in certain residential zones

- (1) The objective of this clause is to achieve planned residential density.
- (2) This clause applies to land in Zone R2, R3 or R4 in Area 2.
- (3) If a lot is a battle-axe lot or other lot with an access handle, development consent must not be granted to development for the purposes of dwelling houses on the lot unless the lot is at least 600m<sup>2</sup>.

## ZONING



The subject site is located in Low Density Residential Zone R2

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

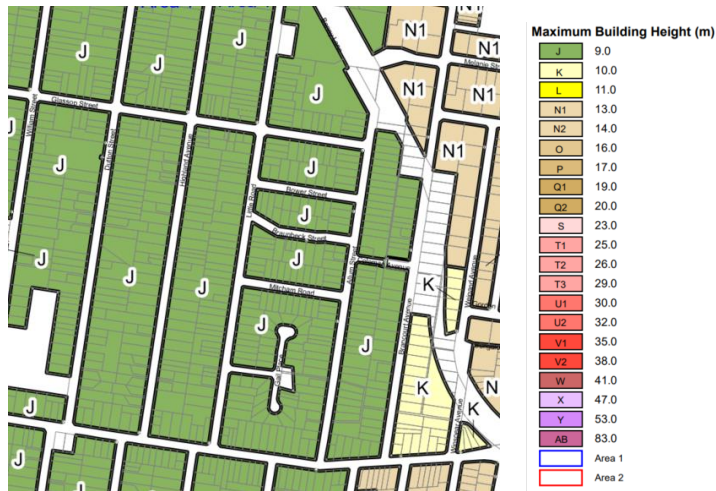
Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care

facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

#### 4 Prohibited

Any development not specified in item 2 or 3

#### HEIGHT OF BUILDING



The subject site is limited to a building height of 9.0m.

Canterbury Bankstown Local Environmental Plan 2023 - Height of building map identifies the subject site as having a maximum height of 9.0m (Zone J please refer to the map above).

The existing two-storey dwelling has ridge height of RL 41.05, with maximum height of 7.92m to the natural ground, therefore the proposal is under the 9meters height limit set in Canterbury Bankstown Local Environmental Plan 2023.

The future development for the battle-axe lot (Lot 2) will be a single dwelling house which will be well under the maximum height limit set in Canterbury Bankstown Local Environmental Plan 2023.

#### LOT 1 Compliance Table (Front site)

	REQUIREMENT	PROPOSED	COMPLIANCE
SITE AREA	Min. 450sqm	481.7sqm	Yes
ZONING	R2 Low Density Residential	as existing	Yes
FLOOR SPACE RATIO	Max. 0.5:1	0.47:1	Yes
GROSS FLOOR AREA	240.9sqm	228sqm	Yes
BUILDING HEIGHT	Max. 9m	as existing	Yes
PRIVATE OPEN SPACE	Min. 80sqm	100sqm	Yes

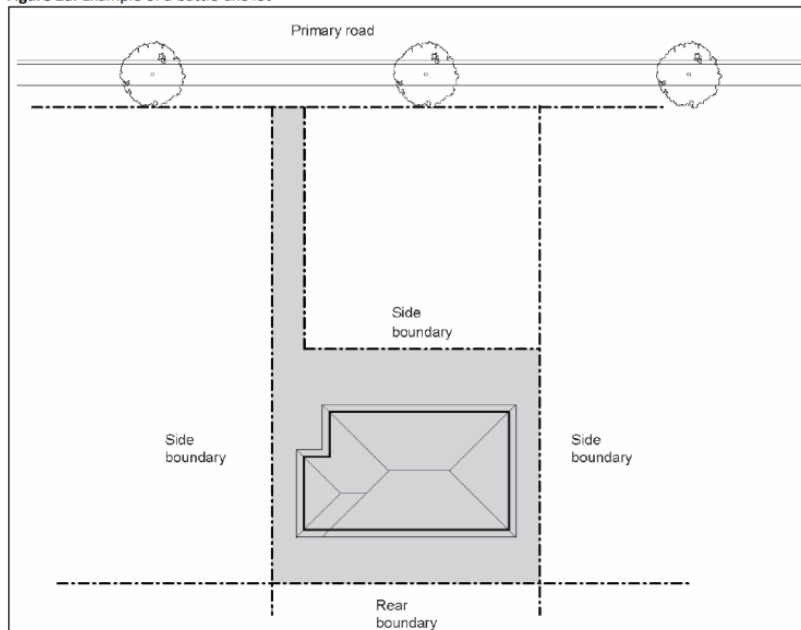
## LOT 2 Compliance Table (Battle-axe site)

	REQUIREMENT	PROPOSED	COMPLIANCE
SITE AREA	Min. 600sqm	600sqm	Yes
ZONING	R2 Low Density Residential	Single Storey Dwelling	Yes

## 5.0 CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

### SECTION 2–BATTLE-AXE LOTS

Figure 2a: Example of a battle-axe lot



### Development controls

#### Lot dimensions and access handles

- 2.1 Council may allow the subdivision of land to create not more than four battle-axe lots provided that:
- (a) the area of each lot, exclusive of any access corridor, is not less than 450m<sup>2</sup> ; and
  - (b) each lot contains a rectangle with sides of 10m and 15m behind the setbacks of the proposed building.

#### Response:

The subject site proposed one battle-axe lot. The proposed battle-axe lot (Lot 2) has total site area of 600sqm, exclusive of any access corridor.

The proposed battle-axe lot (Lot 2) contains a rectangle with sides of 29.856meters and 20.115meters behind the setbacks of the existing building of Lot 1.

#### Compliance:

Yes

#### 2.2 Where the subdivision of land is creating:

- (a) a single battle-axe lot, the minimum width of an access handle is 3.5m; or
- (b) two or more battle-axe lots, the minimum width of an access handle is 3.5m plus a passing bay at 30m intervals.

Response:

The subject site proposed one battle-axe lot with access handle of 3.5meters.

Compliance:

Yes

*2.4 The access handle must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:*

*(a) Where the access handle serves only one lot, two concrete strips within the access handle are permitted, each to be 1m wide and spaced 0.75m apart.*

Response:

The access handle for the battle-axe lot is constructed in concrete, with no other colors painted on it, enabling vehicles to enter and leave the site in a forward direction

Compliance:

Yes

Canterbury-Bankstown Development Control Plan 2023 – Chapter 5 Residential Accommodation

5.1 Former Bankstown LGA

## SECTION 2–DWELLING HOUSES

*2.1 The storey limit for dwelling houses is two storeys.*

Response:

The existing two storeys house on Lot 1 will retain, the future dwelling on Lot 2 will be a single storey dwelling.

Compliance:

Yes

Street setbacks

*2.5 The minimum setback for a building wall to the primary street frontage is:*

*(a) 5.5 metres for the first storey (i.e. the ground floor); and*

*(b) 6.5 metres for the second storey.*

Response:

The existing two storey dwelling has 8.35 metres front setback on ground floor, and 9.65 metres setback on second storey. The future single storey dwelling on Lot 2 will comply with the setback requirement in Canterbury-Bankstown Development Control Plan 2023.

Compliance:

Yes

Side setbacks

*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.*

*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.*

Response:

The existing two storey dwelling has setback of 0.9 meters to the northern side boundary and setback of 4.4 meters to the southern boundary. The future single storey dwelling on Lot 2 will be within the setback requirement set in Canterbury-Bankstown Development Control Plan 2023.

Compliance:

Yes

#### Private open space

2.10 Dwelling houses must provide a minimum 80m<sup>2</sup> 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.

#### Response:

The sunroom extended towards the rear of the existing two storey dwelling will be demolished to maximise the area for the private open space. The proposed private open space for Lot 1 is 100sqm. The private open space for Lot 2 will also achieve beyond the minimum required under Canterbury-Bankstown Development Control Plan 2023.

#### Compliance:

Yes

#### Canterbury-Bankstown DCP 2023—Chapter 3.2

##### Off-Street Parking Schedule

Land use	Car spaces	Bicycle spaces
Dwelling houses	2 car spaces.	Not applicable

#### Response:

The existing dwelling on Lot 1 currently have 2 car spaces.

#### Compliance:

Yes

#### Access driveway width and design

3.11 For new residential development, necessary clear driveway widths are provided in the following table:

Driveway width	Minimum clear width
One-way	3m
Two-way	5.5m

#### Response:

The existing dwelling on Lot 1 have two-way driveway into the garage offered width of 6.3meters width. The driveway into the battle-axe lot (Lot 2) behind is proposed with clear width of 3.5meters.

#### Compliance:

Yes

## 6.0 CONCLUSION

The application seeks battle-axe subdivision of the subject site with Torrens Title. The proposed subdivision in keeping with the amenity of the area and will improve the housing stock of the locality. This proposal meets the objectives of the Canterbury Bankstown LEP and DCP 2023, complying with the fundamental controls of FSR, private open space area, and Building Height. We look forward to working with Canterbury Bankstown Council during assessment of this application.