



**STATEMENT OF  
ENVIRONMENTAL EFFECTS  
(Incorporating a Site Analysis)**

**PROPOSED SINGLE STOREY DWELLING, BASEMENT PARKING AND  
SWIMMING POOL**

**Address:** 219 Noble Ave Greenacre

**Builder:** TBA

**Council:** Canterbury Bankstown Council

**Date:** 13 May 2024

### **3.2.1. INTRODUCTION**

This Site Analysis and Statement of Environmental Effects accompanies the plans prepared by Aktreum Building Designers, job No. 219nobleave sheets 1-14 (inclusive) for submission to Canterbury Bankstown Council as a Development Application for a Proposed Single Storey dwelling with basement parking and swimming pool at Lot 2, D.P.400523 No. 219 Noble Ave Greenacre.

The following statement and documentation takes into account development control provisions specified within the Bankstown Local Environmental Plan 2023 and Chapter 5.1 of Bankstown Development Control Plan 2023.

### **SITE ANALYSIS**

#### **3.2.2. EXISTING PROPERTY FEATURES**

##### **3.2.3. Property Dimensions**

The development comprises of a single site of rectangular shape block of land that has dimensions as follows:

Boundary measurements 13.41m frontage, LH side 42.67m, 80.61m, 42.67m RH side, 13.41m Rear. Site Area is 572.3m<sup>2</sup>.

##### **3.2.4. Physical Description**

The site is situated on the eastern side of Noble Avenue and is currently occupied by single storey dwelling, and storage shed.

The site is located on the lower side of the street and falls slightly towards the eastern rear boundary of the property by approx. 0.3 meters, as illustrated on the Site plan page 3 of the Architectural plans. Access to the site is from Noble Avenue.

##### **3.2.5. PROPOSED DEVELOPMENT**

This proposal is for the construction of a single storey dwelling, to be built as a cavity brick structure with metal roof, parapets to conceal flat metal roof and corrugated roof combination of a flat. Vehicular accesses will be obtained from Noble Avenue.

It is proposed to demolish the existing fibrous cement panel clad dwelling and all other building structures on site. The proposed dwelling.

The proposed development will achieve the front set back consistent with Canterbury Bankstown Council minimum setbacks guidelines of the adjoining developments set backs as per the site plan.

The proposed development will comprise of:

- Residential I single dwelling with Storage outbuildings.
- Single Storey dwelling with in-ground swimming pool and basement parking.

The proposal results in a gross floor area of 216.70m<sup>2</sup> Excludes Alfresco, Front Patio and outbuilding/Cabana.

This proposal as shown on the attached architectural plans shows no adverse effects to neighbours privacy, views and amenity and poses no BCA or non compliance in relation to fire safety.

### **ASSESSMENT CRITERIA**

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1997 the following heads of consideration apply:

#### **3.1.1. Relevant Planning Instruments**

- Environmental Planning & Assessment Act 1979;
- State Environmental Planning Policies (SEPP)

Canterbury Bankstown Local Environmental Plan 2023 and Chapter 5.1 of Canterbury Bankstown Development Control Plan 2023.

The site is situated in a Residential Area and under the LEP, construction of a single dwellings is permissible in this zoning, with Council's consent.

The site is situated in a Residential Area zoned R5 Large lot residential and under the LEP, construction of a single dwellings is permissible in this zoning, with Council's consent.

Compliance with DCP 2023 Chapter 5.1 and is summarised in the following table: It is clear from

Issue	Council Requirement	Proposed	Comment
F.S.R.	0.5 (R2) Residential 2 = 50%	37.8%	Complies
Front setback	6.0m to Ground Floor & 6.5m to 1 <sup>st</sup> Floor	7.0m to Ground	Complies
Side setback	5m to side setback	5.61m minimum side setback	Complies
Secondary side setback	0.9 metres	0.95 metres	Complies
Max. No. of storeys	2	2	Complies
Rear setback	5m (ground level) and 6m (upper levels)	19.473m rear setback	Complies
Private open space	80 m2 each unit site	106.95 m <sup>2</sup>	Complies
Energy Efficiency	Minimum 3.5*	3.5*	Complies
Maximum height	9.5m	5.86m	Complies
Landscape Area	40% minimum	40%	Complies

the above summary that the proposal complies with all assessment criteria.

### IMPACT OF THE DEVELOPMENT

It is believed that the proposal will have no major social or economical impact on the locality.

The slab on ground construction will result in minimal disturbance to the natural slope of the land, preserving the natural overland water. Stormwater will be conveyed to the street kerb outlet directly as per the engineer's stormwater drainage plan (refer to MJM Engineer plan attached to this application) The sewer connection will be completed in accordance with Sydney Water's requirement and will not adversely affect the adjoining properties.

The site fall will not adversely affect the dwelling to drain to the stormwater kerb outlet in street at the front of the property within Noble Avenue.

The neighbouring properties are currently connected to all the relevant utility services within the area. The proposed development will utilise the available services upon commencement of construction and will be connected in accordance with the relevant authorities' requirements.

The locality contains a variety of single storey and 2 Storey new development housing as an established and newly developed area within the Noble Avenue Greenacre. The surrounding area character does not seem to feature any strong nor regimented architectural theme that would have to be complied with.

The size and shape of the proposed dwelling, including materials and roof geometry have been considered to comply with the overall built form within the surrounding area as well as to maintain bulk and scale in keeping with the surrounding homes. As the newly built homes in the

local area are majority Modern Contemporary Architectural styles and growing family needs it is envisioned that there will be future mix of single and double storey homes.

Proposed single storey dwelling overshadowing created will not have any impact on the side neighbouring property. There are no overshadow impacts to Living/Family/Kitchen/Dining windows or the like to the side neighbours that require consideration. The Courtyard to both receives more than 50% sunlight for more than 3 hours.

Privacy is maintained through strategically positioning windows to side and rear elevations, as well as by introducing opaque glazing where required, as indicated on architectural drawing No. DA.06 & DA.07.

The traffic generated by the development will create negligible additional load and have only minor impact on the locality. Some additional traffic is to be expected during construction, as usual occurrence with this type of development.

As illustrated above, the proposed development will have minimal impact on the amenity enjoyed by the neighbours and on the general locality.

### **3.2.6. Suitability of the Site**

The proposal will add value to the area and will enhance the character of the changing architectural schemes. The high degree of compliance with development control instruments indicates that the site is suitable for the development as proposed.

### **3.2.7. Submissions**

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to address the issues.

### **3.2.8. Public Interest**

Construction of the dwelling would seem not to be against the public interest.

## **DESIGN ELEMENTS**

### **3.3.1.1. Architectural Themes**

The locality is an established precinct which at the current stage it contains a variety of dwelling-houses and does not feature any strong nor regimented architectural theme, which would have to be complied with in the design of a new dwelling house.

The streetscape is characterised by currently having single and double storey dwellings. The adjoining land is currently under construction boundary setbacks to the front boundary with landscaping and open grass area to the front boundaries is consistent. The proposed Contemporary modern character is not prominent within the area and surrounding neighbourhood but is sited well within the landscape and will not have dominating features within the streetscape. We believe the proposed landscape design compliments the home as well as its surrounds utilising landscaped front yards.

The size and shape of the new development will enhance the character of the area, including materials used and character will blend into the residential area.

This development will have a positive impact upon the Architectural theme of the surrounding area.

### **3.2.9. Setbacks**

The development has been designed to comply with Council's DCP 2023 requirements regarding building setbacks for R2 residential zone.

### **3.2.10. Building Height**

The proposed building height is 5.86m taken from top of parapet ridge to natural ground refer to West and east Elevations in drawings No. DA.06 & DA.07. The maximum allowable is 9.5m as per the DCP, we are proposing 5.86m maximum height taken at the tip of the roof ridge therefore deemed to comply.

### **3.2.11. Private Open Space**

The development has been designed in accordance with the open space requirements for Residential zone (R5). Proposed open space on the site is situated at both the rear south and North and east side of the property. The open space has been divided into functional zones for entertaining, recreation. The minimum requirements of 80m<sup>2</sup> open space area are provided. The development proposes a total open space area of 1620m<sup>2</sup>. Access to the rear yard is directly available from the living quarters of the dwelling. As such, the yard space will form a valuable extension to the indoor living and entertaining areas.

### **3.2.12. Landscaping**

The development includes 4086.50m<sup>2</sup> or 60.5% available space of combined pervious and impervious areas. Council's requirement of 40% minimum landscaped area, we are proposing 60% total area therefore deemed to comply.

### **3.2.13. Trees to be Removed**

There are no trees proposed to be removed

### **3.2.14. Front Fences**

No front fencing is proposed.

### **3.2.15. Heritage**

The site is not located within a Heritage Conservation Area, or near to a recognised heritage item. Accordingly, this element of the DCP does not relate to the proposal.

### **3.2.16. Signage**

The development will not include any sort of signage. Accordingly, this element of the DCP does not relate to the proposal.

### **3.2.17. Side and Rear Fences**

Upon the completion of development, side fences will be new in order to comply with the CDCP 2019 Control Plan Large Lot Residential Areas (R5 Zones).

## **BUILDING FORM**

### **3.2.18. Design**

The development has been designed to take into consideration visual integration, energy efficiency, waste reduction and sustainability in respect to choice of building materials. Product such as rendered and face brickwork, colorbond metal roofing and aluminium windows, blend well together as proposed into the design exterior finishes. All building construction will comply with the Environmental Planning and Assessment Act 1979, Local Government Act, and Building Code of Australia. Materials have been selected to complement the surrounding developments as detailed within the architectural plans accompanying the DA application.

### **3.2.19. Building Materials**

The development has been designed to take into consideration visual integration, energy efficiency, waste reduction and sustainability in respect to choice of building materials. Product such as rendered and face brickwork, colorbond metal roofing and aluminium windows, blend well together as proposed into the design exterior finishes. All building construction will comply with the Environmental Planning and Assessment Act 1979, Local Government Act, and Building Code of Australia. Materials have been selected to complement the surrounding developments as detailed within the architectural plans accompanying the DA application.

### **3.2.20. Roof**

The proposed 20 and 10 degrees roof pitch with corrugated metal. The design of the exterior has been carefully designed and considered and will not be over barring within the surrounding architectural building character in both visual and solar aspects.

### **3.2.21. Cut and Fill**

The site will only be excavated only for the provisions of constructing the basement. with maximum fill 100mm or no fill and as a result will not create adverse Acid Sulfate exposure from the soils. The slope of the lot is gradual and the amount of cut/fill is to be balanced into the design to minimise cut to the land retaining works is proposed in the rear of the property.

The proposal does meet the Canterbury Bankstown DCP 2023 control for cut & fill, and is deemed to comply.

## **PRIVACY AND SECURITY**

### **3.2.22. Visual Privacy**

We have made consideration to visual privacy and have minimised number of windows to the first floor bedrooms and all living family windows.

### **3.2.23. Ventilation**

The dwelling has been designed with consideration for proper ventilation and energy efficiency needs. Windows and doors have been placed to allow cross ventilation, and all openings will be properly sealed.

### **3.2.24. Flooding**

The site is flood affected, SSR report is submitted with this application, floor levels are as per the SSR Flood Level RL36.8 with 500mm Finished Floor level RL above flood level proposed FFL RL 37.30.

### **3.2.25. Bushfire**

The site is not within a bushfire prone area therefore not applicable.

### **3.2.26. Access and Parking**

The proposed off-street car parking complies with the Development Control Plan in number of spaces provided. The 4 car parking spaces are proposed overall within the proposed basement car parking access via driveway. Number of parking spaces proposed doesn't take into account parking within driveway front of garage door.

### **3.3.2. Swimming Pool**

The proposal includes a swimming pool to the rear of the alfresco. The pool location is considered to be correctly located to provide visual surveillance for children from inside the dwelling whilst access is via a child safe pool fence and gate.

The proposed pool will have a size of 3.5m x 6.1m = 21.35m<sup>2</sup>.

The pool location is considered to be correctly located to provide visual surveillance for children from inside the dwelling whilst access is via a child safe pool fence and gate.

The Private Open Space location was carefully considered to maximise sunlight & personal privacy for the user.

### **3.3.3. CONCLUSION**

The proposal seeks to erect a single-storey dwelling with basement parking and in-ground swimming pool on an R2 residential zone. This will result in a more functional residential space, providing a high level of amenity for owners of the development, with little adverse impact on the environment or adjoining owners. The development has been designed to complement surrounding properties and locality in general, the nature and integrity of the neighbourhood will be upheld and enhanced.

Visual and acoustic privacy, as well as car parking requirements have been successfully addressed.

Parking will be underground within the proposed basement and driveway access.

As the development satisfies the stated objectives of the control and is in entirely in keeping with the surrounding streetscape and character of the area, it is considered that the proposal is in compliance.

Following a detailed assessment of the proposal, the development is found to be consistent the objectives and prescriptive measures of Council's Residential DCP and LEP. Therefore, it is considered that the proposal should be supported and approved by Council.