



Application Pursuant to Clause 4.15 of
The Environmental Planning and Assessment
Act 1979

Statement of Environmental Effects in support of the
Alterations and additions to existing single storey dwelling

62 Chelmsford Avenue, Belmore



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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) is to accompany the plans lodged as part of the development proposal to Canterbury – Bankstown Council for alterations and ground floor additions to an existing single storey home, swimming pool and carport, at 62 Chelmsford Avenue, Belmore.

The statement addresses the relevant elements of Section 4.15 of the Environmental Planning and Assessment Act 1979, together with relevant State Environmental Planning Policies and Regional Environmental Plans, The Regulations and local plans and policies.

1.2 LEGISLATIVE REQUIREMENTS

The site is located in the Canterbury – Bankstown Local Government Area (LGA) within the R3 Medium Density Residential Zone. The following state and local legislative controls are relevant to the proposal:

- State Environmental Planning Policy Resilience and Hazards 2021
- State Environmental Planning Policy – BASIX
- State Environmental Planning Policy –Transport and Infrastructure 2021
- Canterbury - Bankstown Local Environmental Plan 2023

1.3 NON-LEGISLATIVE REQUIREMENTS

The following non-legislative control is applicable to the development:

- Canterbury – Bankstown Development Control Plan 2023

1.4 CONCLUSION

It is our professional opinion that the proposal is consistent with the relevant controls, their underlying objectives, together with the plans and policies at both local and state levels. The proposal offers a high-quality, flexible, contemporary, residential outcome. The proposal will provide for and contribute to the character of single storey dwellings in this residential precinct comprised of a varied and eclectic mix of types of dwellings.

We recommend the proposal for your approval, subject to standard conditions of consent.



Figure 2: Street View – Pedestrian access from Chelmsford Avenue

Source: ES Design



Figure 3: Street View – Vehicle access from Harp Street

Source: ES Design



Figure 4: Aerial View

Source: Metro Map

2.2.1 Site Surrounds

Reviewing the surrounds, the locality is characterised by dwelling houses with associated landscaping and parking. The sites are all of a similar size and configuration with some interspaced variations to allotment areas and basic design. The surrounds are characterised by single storey and two storey dwellings and other various residential and light industrial land uses.

3 RELEVANT SITE HISTORY

A review of Council records indicates that there is no past development or applications relevant to the subject allotment.

4 PROPOSED WORKS

The applicant seeks approval for the proposed works which entail the following:

- Proposed in-ground swimming pool at the rear;
- Proposed carport;

Ground Floor RL 25.440

- Demolition of existing walls;
- An entry way and porch at the dwelling frontage;
- A master bedroom with bathroom;
- Three bedrooms with access from the hallway;
- A living area at the rear with combined dining and kitchen area;
- A patio with laundry and bathroom adjacent to the living area opening out into the rear yard.

5 HEADS OF CONSIDERATION AND EVALUATION

5.1 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been provided indicating the proposal achieves the appropriate energy targets. No further assessment is required.

5.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

CHAPTER 4 REMEDIATION OF LAND

The State Environmental Planning Policy requires consideration as to whether land is contaminated. A review of Council records and an inspection of site attributes indicates that the site has been utilised for residential dwelling and zoned R3 Medium Density Residential for residential purposes for a significant period.

In this regard, the works will not result in risks being posed in terms of contamination of land and thus no further consideration is required under the provisions of the SEPP. A review of the site indicates there is no evidence contamination on site or within the wider locality. The area is well established, and the land is suitable for the continuation of the land use. No further assessment with regards to contamination is required.

5.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The relevant elements of the policy are outlined within the table below:

CHAPTER 2 INFRASTRUCTURE	
2.48 Determination of development applications—other development	
(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following:	
(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,	No ground penetration is proposed.
(b) development carried out:	
(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or	Not applicable
(ii) immediately adjacent to an electricity substation, or	
(iii) within 5m of an exposed overhead electricity power line,	
(c) installation of a swimming pool any part of which is:	
(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or	Not Applicable
	Not Applicable
(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,	Not Applicable

<p>(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</p> <p>(3) Subsection (2) does not apply to development specified in subsection (1)(b) if the development involves only one or more of the following:</p> <p>(a) internal alterations to a building,</p> <p>(b) a change of use of an existing building,</p> <p>(c) a change to the hours of operation specified in the development consent,</p> <p>(d) a subdivision that does not involve construction work.</p>	<p>Not Applicable</p> <p>The works are for alterations and additions. The proposal must be assessed against the Policy.</p>
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5.1.4 Canterbury - Bankstown Local Environmental Plan 2023

PART 1 - PRELIMINARY

The proposal is subject to the provisions of Canterbury - Bankstown Local Environmental Plan 2023. The proposals response to the relevant objectives of the Plan are as follows:

Clause 1.2 Aims of the Plan

The particular aims of this Plan are as follows:

Aim

To provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown.

Comment

The development is compatible with the future surrounding context as the neighbouring developments have the potential to develop two storey dwellings with similar roof form and height.

Aim

To achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety.

Comment

The proposal is consistent with the building form, streetscape, architectural roof features and urban character.

PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT

The Canterbury-Bankstown L.E.P.2023 identifies the land use as a:

- ***Dwelling House*** means a building containing only one dwelling

The L.E.P lists the land use as:

- ***Dwelling Houses*** are permissible with development consent within the R3 Medium Density Residential Zone.

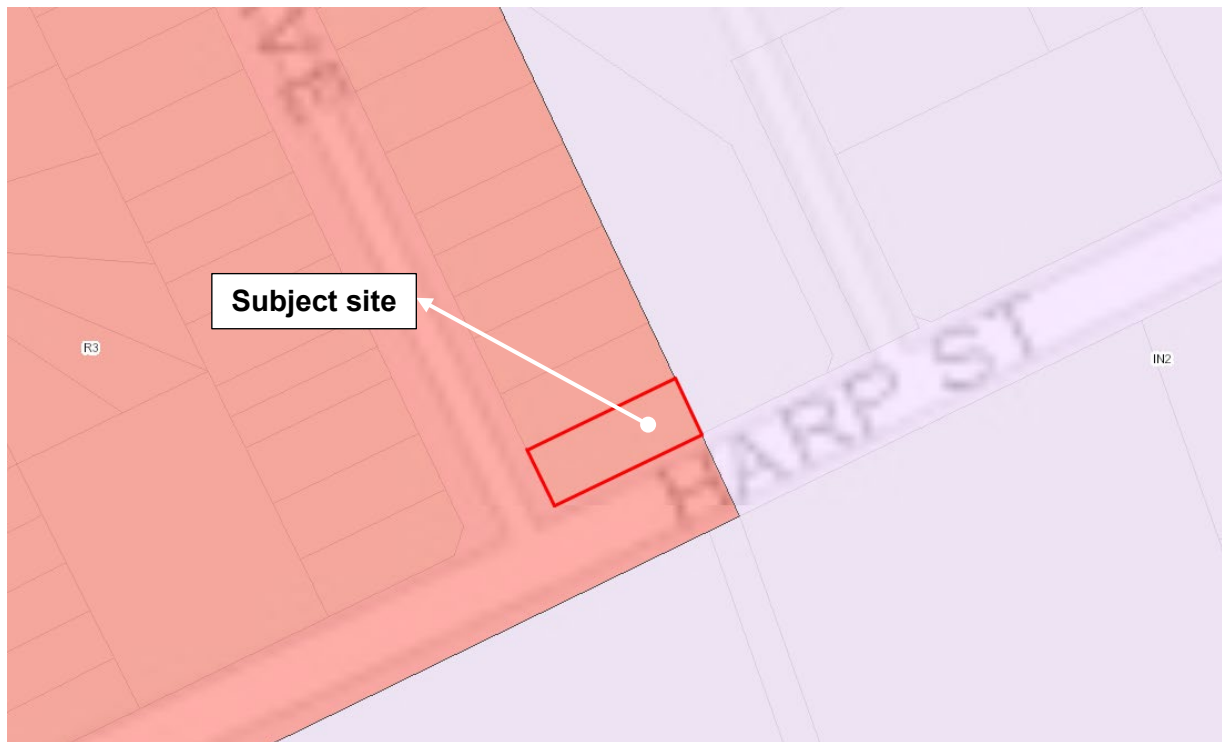


Figure 5: Zone Map

Source: Canterbury-Bankstown L.E.P. 2023

Relevant Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.

Comment

The external dwelling configuration changes together with the internal upgrades enables the dwelling to continue to contribute to the locale and its function of meeting the housing needs of the community within this medium-density residential environment.

- To ensure suitable landscaping in the medium density residential environment.

Comment

The proposal is consistent with landscaping in this zone.

- To promote a high standard of urban design and local amenity.

Comment

The proposal will achieve high quality urban form and is compatible with the surrounding built form context. Also, subject site will improve the streetscapes visual amenity.

PART 4 - BUILT FORM CONTROLS (LEP)				
Control	Required	Provided	Comment	Complies
Minimum Site Area	460m ²	506.4m ²	Complies	YES
Building Height	Max. 8.5m	6.855m	Complies	YES
Floor Space Ratio	0.55:1	0.29:1	Complies	YES

PART 5 MISCELLANEOUS PROVISIONS

Clause 5.21 Flood Planning

The property is not affected by 100 year ARI flooding. The site is subject to overland flooding from Cooks River Catchment Study. A Stormwater Systems Report has been obtained to determine the level of affection. The proposal has been designed to comply with the recommendation in the report.

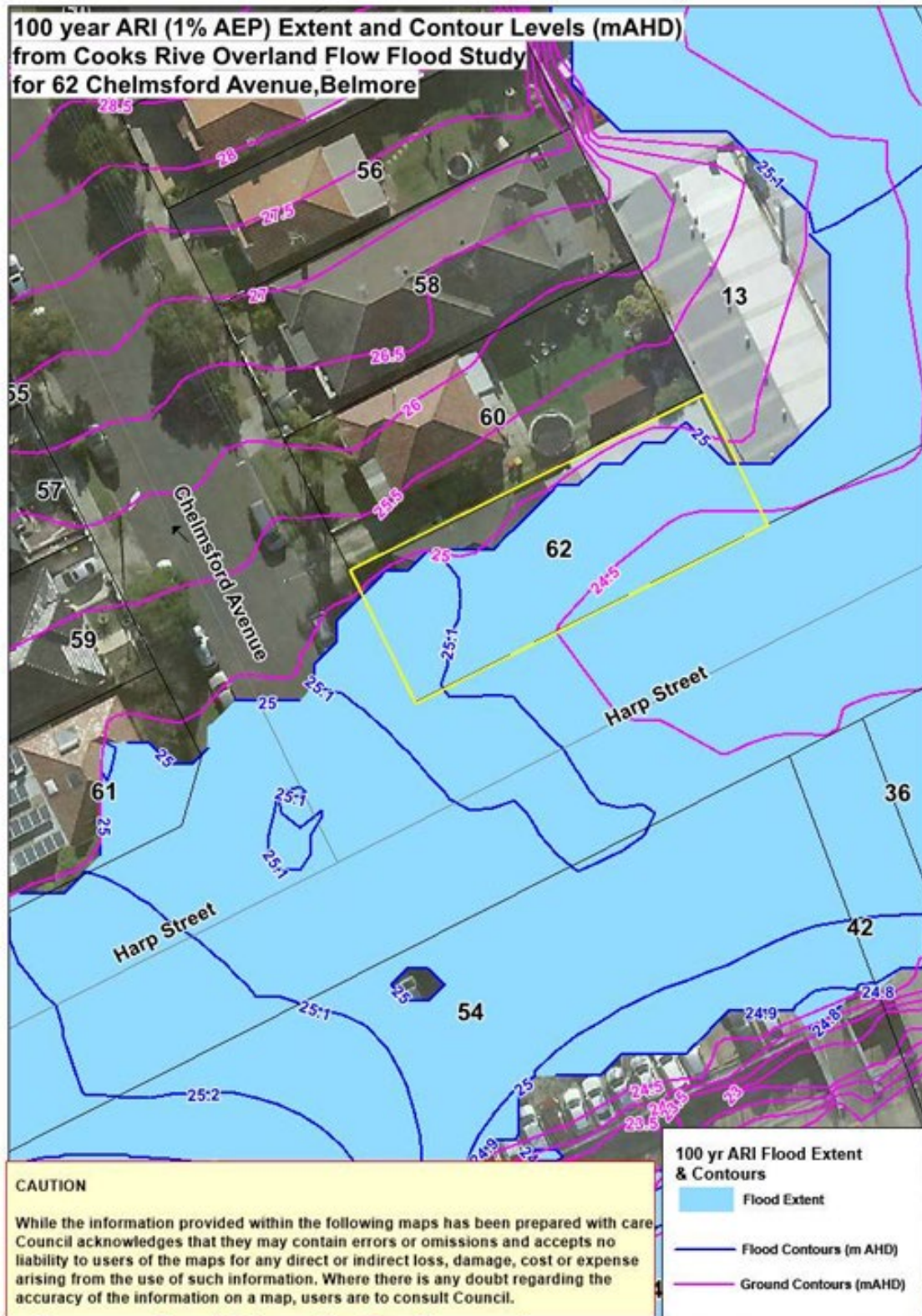


Figure 6: Probable Maximum Flood Extent Map

Source: Stormwater System Report

5.2 Proposed (Draft) Environmental Planning Instruments

There are no Draft Environmental Planning Instruments being formulated at strategic level or on exhibition at the time of preparing this report. Therefore, there are no draft controls relating to the proposal.

No further investigation is required in this regard.

5.3 Development Control Plans

5.3.1 Canterbury-Bankstown Development Control Plan 2023

The following table shows the proposals response to the relevant numerical standards:

DEVELOPMENT CONTROL TABLE (DCP)				
Control	Required	Proposed	Comment	Complies
Primary Front setback	Min. 6m	4.660m	Existing front setback to remain	YES
Secondary Street setback	Min. 2m	2m	Complies	YES
Side Setbacks	Min. 1m	1.058m	Complies	YES
Rear Setbacks	Min. 6m	8.995m	Complies	YES
Storeys	Max two storeys (2)	One storey (1)	Complies	YES
Building Height (Dwelling House)	Max. 8.5m	6.855m	Complies	YES
External Wall Height	Max. 7m	3.72m	Complies	YES
Site Coverage	Max. 50% (253.2m ²)	41.60% (210.69m ²)	Complies	YES
Landscaping (Deep soil)	Min. 20% (101.28m ²)	20.38% (103.24m ²)	Complies	YES
Impervious Area	Max. 75% (379.8m ²)	28% (144.4m ²)	Complies	YES
Parking	2 car spaces	2 car spaces	Complies	YES

6 ADDITIONAL CONSIDERATIONS

Visual Privacy

A review of the plans indicates that the habitable room windows on the side boundaries are successful in providing appropriate offsets to adjoining windows on adjoining developments. The windows along the north elevations are bedroom windows. Were Council to be of the view that further, opaque glazing in any part of the window below 1.5m above floor level is required, we would request that a condition of consent.

Acoustic Privacy

The proposal does not include a change of use or intensification of the existing permissible use being a dwelling. Any resultant noise from the site as a result of the proposal will be commensurate with that of the existing dwelling and a residential use. No further investigation is required in this regard.

Bulk and Scale

The proposal is alterations and additions to existing dwelling house that is one storey in nature and is comparable to the bulk and scale of the adjoining properties. The building envelope is determined by compliance with controls such as setback, landscaped area and height. The development is not designed to forward the prevailing setback line in order to minimise the building bulk and mass, keeping the building rhythm in the street.

Solar Access and Overshadowing

Referring to the shadow diagrams accompanying the proposal, the dwellings within the development site and adjoining property at No.60 will successfully receive greater than 3 hours direct sunlight in habitable living areas and greater than 50% of the primary private open space between 8am and 4pm on 21st June. No further assessment is required in this regard.

6.1 PLANNING AGREEMENTS

There are currently no Draft Planning Agreements or Planning Agreements applicable to the development. No further investigation is required in this regard.

6.2 THE REGULATIONS

6.2.1 Clause 36 and 91

Were Council to require additional information, consideration must be given to the number of days taken in this assessment in light of this clause within the Regulation. No additional information has been requested at the time of writing of the statement.

6.2.2 Clause 62

The consent authority is to consider the upgrading of a building (including fire safety upgrade of development). This matter may be addressed via a condition of consent.

6.2.3 Clause 69

The consent authority is to consider AS 2601 – 1991: The Demolition of Structures. This matter may be addressed via a condition of consent.

6.3 SITE SUITABILITY

6.3.1 Environmental

The assessment of the proposal has shown that any environmental impacts resulting from the works will be negligible. Regard is shown for the natural environment in terms of on-site management of stormwater and drainage, with appropriate measures incorporated into the overall design that operate in concert with the extensive areas of landscaping provided by the site layout.

The built environment will be enhanced by the upgraded site allowing for the more economical use of the available resource, without impacting or dominating the area in terms of built form. The proposal satisfies the requirements of both the natural and built environments.

6.3.2 Social

The proposal adds to housing diversity, allowing for a more diverse accommodation typology within the appropriate R3 Medium Density Residential Zone. This allows a more diverse population cross section to “settle and stay” within the Belmore LGA. The increased choice of housing in this area provided by the proposal increases the longevity of the site whilst allowing residents an upgraded modern alternative.

The dwelling will continue to utilise local services available to the occupants of dwellings in terms of housing. The proposal adds to the available housing stock within the area and provides opportunities for more varied dwelling choice. The proposal will allow the occupants to “age in place” and remain in occupation. The proposal is consistent with the social requirements in these regards.

6.3.3 Economic

The provision of appropriately serviced housing opportunities within this appropriately zoned locality, contributes to the easing of housing affordability pressure on potential homeowners whilst showing regard for the requirements of this R3 Zone.

Maintaining resident numbers in this appropriate zone will add to the economic stability of the area by allowing for residents to live in a locality that is gentrified and economically vibrant. The site is in close proximity to local services and within reasonable distance to local business and upgraded infrastructure. All of these entities will benefit from the employment and economic input provided by the future residents.

6.4 SUBMISSIONS

There are no submissions relating to the proposal from the community or the consent authorities at this stage of the proposal process. No further investigation is required in this regard.

6.5 THE PUBLIC INTEREST

The public interest is serviced by the accommodating of an upgraded dwelling in a manner that adds to housing stock and site longevity. The dwelling remains consistent with other dwellings in the street and remains consistent with the streetscape character and built form as existing. The proposal is clearly within the public interest

7 CONCLUSIONS AND RECOMMENDATIONS

The project, located within suburban Belmore, offers a high-quality, flexible, contemporary, residential outcome which provides for and contributes to the housing diversity in this residential precinct comprised of a varied and eclectic mix of types of dwellings.

The proposal has demonstrated consistency with the underlying objectives of the controls and general compliance with the numerical standards contained within both State and Local policies and plans. The proposal shows regard for Section 4.15 of the Act, shows regard for all heads of consideration including site suitability, economic, social and environmental impacts and the public interest.