

STATEMENT OF ENVIRONMENTAL EFFECTS

To be read in conjunction with the development application for

PROPOSED Two Storey Dwelling

LOT 22 D.P. 224356 No. 11 Surrey Ave, Georges Hall



Xuan Le
Registration No. 11509
Mobile: 0413913727
Email: leelearchitect@gmail.com

CONTENT	PAGE
PART 1: INTRODUCTION	3
1.1 Purpose	3
1.2 Summary of Compliance	3, 4
1.3 Material Relied Upon	4
PART 2: THE SITE	5
2.1 Site Location	5
2.2 Site Description	6
2.3 Existing Site Features	6
2.4 Surrounding Development	6
2.5 Streetscape	6
PART 3: THE DEVELOPMENT PROPOSAL	6
3.1 Proposal summary	6, 7
3.2 Accompanying Documentation	7
PART 4: ENVIRONMENTAL PLANNING ASSESSMENT	8
4.1 Canterbury – Bankstown Local Environment Plan 2023	8
4.2 Canterbury – Bankstown Development Control Plan 2023	8-11
4.3 Section 79c of Environmental Planning & Assessment Act, 1979	11, 12
4.4 Statutory Compliance	12
PART 5: Likely Impacts	
5.1 Context and setting	12
5.2 Access, transport and traffic	12
5.3 Public domain	12
5.4 Utilities	13
5.5 Heritage	13
5.6 Water	13
5.7 Soils	13
5.8 Air and Microclimate	13
5.9 Flora and fauna.	14
5.10 Waste	14
5.11 Social Impacts	14
5.12 Cumulative impacts	14
PART 6: SUITABILITY OF THE SITE FOR DEVELOPMENT	
6.1 Submissions	14
6.2 The Public Interest	14
PART 7: CONCLUSION	14
PART 1: Introduction	

1.1 Purpose

This statement has been prepared to accompany a development application to Canterbury – Bankstown Council seeking development consent to construction of a Two storey dwelling at; No. 11 Surrey Avenue, Georges Hall also known as Lot 22 D.P. 224356

This Statement of Environmental Effects details the subject site and the site context, outlines the proposed development and confirms the manner in which the development will comply with the relevant planning legislation and local planning controls.

This Statement of Environmental Effects indicates that the proposed development is a suitable outcome for the site and accordingly Council approval is sought.

1.2 Summary of Compliance

Performance against Council's general numerical controls is summarised as follows:

General Development Data				
Site Area		Zone	Heritage	
452.9m2		R2 – Low Density Residential	Site is not listed as a heritage item nor is it located in a heritage conservation area.	
Summary Numerical Compliance Table				
Planning Document	Standard	Control	Proposed	Comp
CBLEP2023	Zone	R2 – Low Density Residential	Two Storey Dwelling	Y
CBLEP2023	Min Lot Site	450m2	452.9m	Y
CBLEP2023	Height	9m – Pitch Roof	9m – Pitch Roof	Y
CBLEP2023	FSR	0.5:1 226.5m2	0.5:1 226m2	Y
CBDCP2023	Setbacks	Front setback is 5.5m to primary street	6m	Y
		Secondary front setback 3m	6.4m	Y
		Side setback 0.9m	1.5m	Y
		Rear setback 0.9m	2.35m	Y
CBDCP2023	Car Parking	Min one enclosed carpark behind building line	Two car spaces under basement	Y
CBDCP2023	Open Space and landscaping	The private open space must have direct access to the dwelling’s living area	Private open spaces are provided to the side and the back which have direct access to the living areas	Y
CBDCP2023	Open Space and landscaping	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	Provided See drawings DA-014	Y
		A dwelling house must have a minimum private open space area of 80m2.	Provide 85m²	Y
Legend: Y=Complies, N = Does not Comply, C = Condition of consent, N/A = Not applicable, A = Does not strictly comply but acceptable				

As can be seen above, the proposal would comply with the principal planning controls relevant to the development.

1.3 Material Relied Upon

This Statement of Environmental Effects is based upon the following material:

- Architectural Plans
- Site Survey
- Applicable planning control

2.1 Location

The property is known as Lot 22 DP 224356 No.11 Surrey Avenue, Georges Hall, NSW.

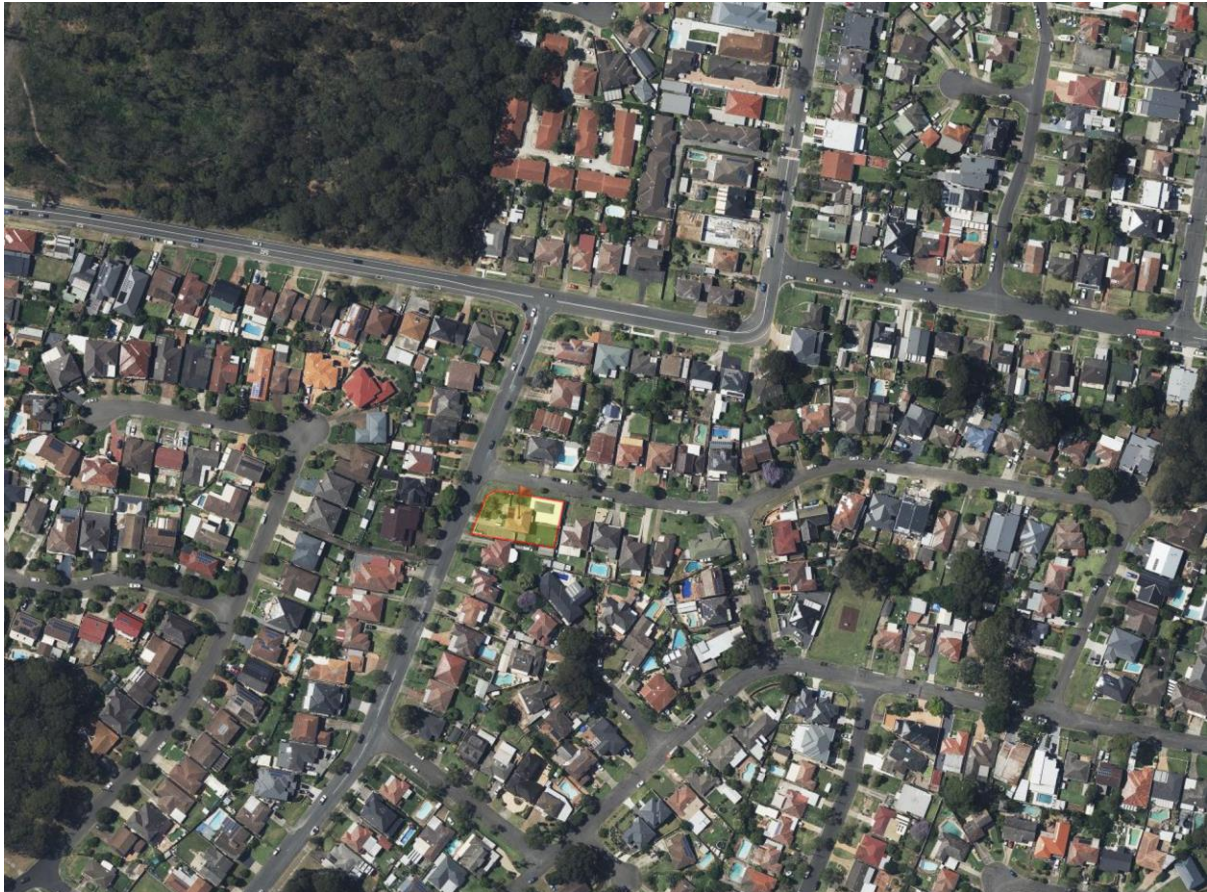


Figure 2.1a Site location at 11 Surrey Avenue, Georges Hall, NSW

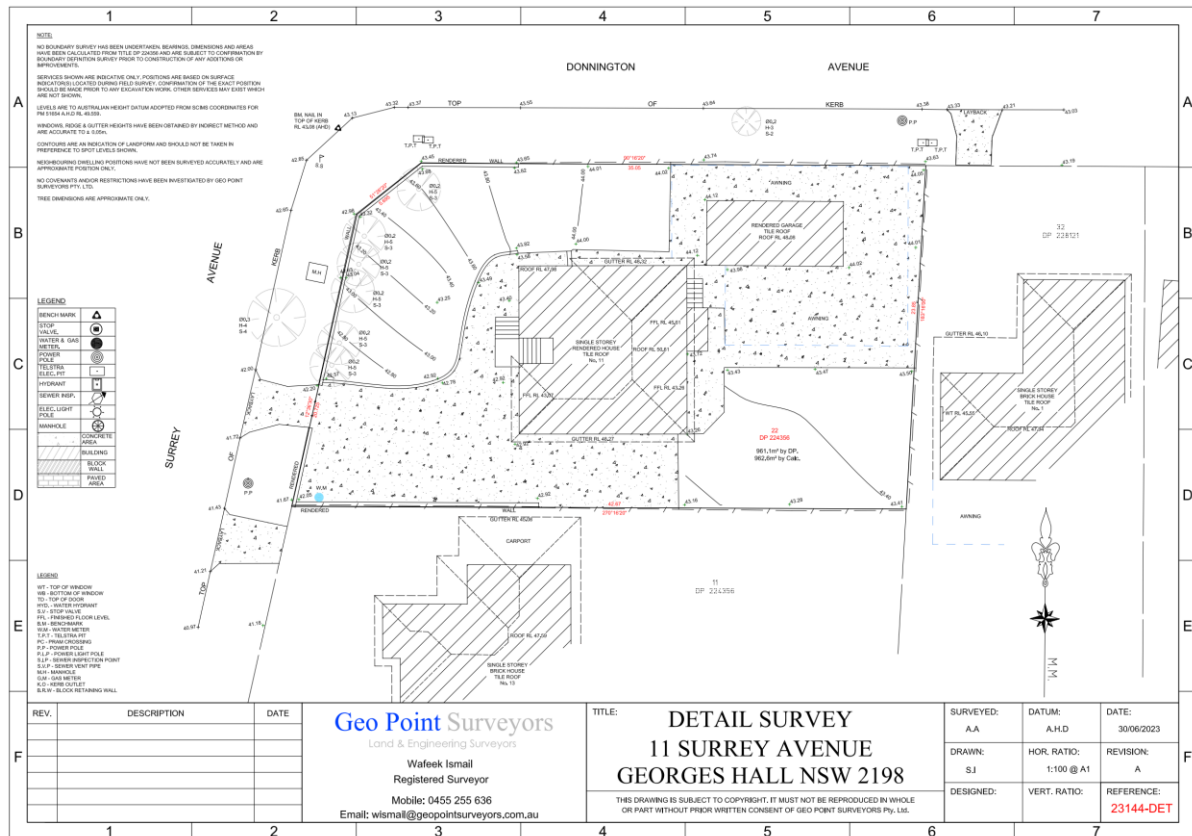


Figure 2.1b Site survey provided by Geo Point Surveyors

2.2 Site Description

The site is an irregular rectangular shaped lot with a street frontage to Willis Street of approx. 24m, and a depth of approx. 21m and 17.8m.

The site has an area of 452.9m².

The site is zoned R2 Low Density Residential

The site slopes from back to front by approx. 2.5m.

2.3 Existing Use

The site supports an existing one storey residence (to be demolished).

2.4 Surrounding Development

Surrounding development comprises one and two storey residences.

2.5 Streetscape

Buildings in the street have been developed over a period of years and comprise single and double storey residences.

PART 3: THE DEVELOPMENT PROPOSAL

3.1 Proposal summary

This application seeks approval for the construction of a two-storey dwelling & Car parking to basement level. Access to the site is via Surrey Avenue.

The design of the dwelling maximises the potential; of the site whilst keeping within council controls and regulations. The proposed dwelling has been designed to comply with setback and ratio requirements & considering building typology of the surrounding areas.

The use of varied setbacks and articulation has the benefit of reducing bulk and scale and ensures the development will sit well in the streetscape and benefit to the view of the corner lot.

In our opinion the proposed development is for a well-designed building which does not detract from the amenity or appearance of the neighbourhood and in particular responds well and contributes to the emerging character of the area.

Design Proposal

Contemporary French Provincial design with maximised Northern glazing to benefit the solar access and view to the corner street.

Brick Veneer, timber slab structure and tile roof.

Basement:

1. 2 car spaces
2. storages

Ground floor:

1. A formal living room
2. Open family, dining and kitchen area.
3. Big pantry and laundry behind the kitchen and have direct access to the rear.
4. A shared toilet
5. Guest room

Level 1

1. Lounge area
2. Master bed with walk in robe and ensuite
3. Kid bed room

3.2. Accompanying documentation

This development application is accompanied by the following documentation:

Architectural plans by **Signs Architects**, including Site Layout, Floor Plans, Elevations, Sections, Shadow diagrams

Survey plan by GEO Point Surveyors Pty Ltd.

Stormwater drainage details & concept plan by Leopard Engineering Group

BASIX & NatHERS certificates by Freeline Studio

PART 4: COMPLIANCE WITH DEVELOPMENT CONTROLS

4.1 Canterbury – Bankstown City Council Local Environmental Plan 2023

Canterbury-Bankstown LEP 2023	LEP Provision	Development Proposal	Complies
Objectives of zone - Zone R2 Low Density Residential	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.	The proposed dwelling reflects an emerging development character consistent with the objectives of the R2 zone	YES
Demolition requires development consent	The demolition of a building or work may be carried out only with development consent	Proposed demolition of existing dwelling and structure detail are supported part of this application	YES
Minimum lot sizes	Zone R2 Low Density Residential 450 square metres for a standard lot	452.9m ²	YES
Height of buildings	Maximum 9m	9m	YES

4.2 Canterbury-Bankstown Citywide Development Control Plan Chapter 5.2 2023

Canterbury-Bankstown DCP 2023	DCP Provision	Development Proposal	Complies
Preferred Configuration for A Single Dwelling Development	A single dwelling fronting the street, with their entrances, the windows to principal living rooms and private gardens facing the street or rear boundary.	A single dwelling fronting the street, with their entrances, the windows to principal living rooms and private gardens facing the street or rear boundary.	YES
General Objectives	a) To ensure the building form, building design and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas. b) To ensure the building form and building design of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy. c) To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in	The design also considered the surrounding environment and aimed to blend in with the existing architecture in the area. Additionally, the building was positioned in a way that minimizes any potential negative impacts on neighbouring properties, such as overshadowing or blocking views. Overall, the goal was to create a building that enhances the overall aesthetic and functionality	YES

	<p>terms of visual bulk, access to sunlight and privacy.</p> <p>d) To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.</p> <p>e) To minimise the visual impact of off-street parking on the streetscape.</p>	of the area while being considerate of the needs and concerns of the surrounding community.	
Setbacks	<p>The dwelling cannot have a front setback of less than 5.5m and 6.5m to garage</p> <p>Maintain and enhance established streetscape and character of the neighbourhood.</p> <p>The minimum setback to the secondary street frontage is 3 m for a building wall;</p> <p>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>6.0m front setback</p> <p>6.5m to garage</p> <p>Side setbacks are 1.1m and 0.9m</p> <p>Rear setback 2.3m</p>	YES
Floor Space Ratio	<p>R2 Low Density Residential –</p> <p>Floor space ratio of 0.5:1</p>	FSR – 0.5:1	YES
Driveways and Parking Areas	<p>Garage set back from the main building line.</p> <p>Ensure that vehicle access is provided in a location that minimises hard paved surface and maintains opportunities for roadside planting, paths and other uses. The entry point to the driveway should be 1 metre clear of power poles, telephone poles, street trees, and metre boxes.</p>	2 x car space provided undercover in basement.	YES
Open space & Landscaping	<p>A detached single dwelling house must have a minimum private open space area of 80m², with at least one 5 metre x 5 metre portion behind front setback line</p> <p>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</p>	<p>Proposed POS. 85m²</p> <p>Outdoor drying areas provided with access form laundry to rear.</p> <p>Large soft soil landscaped zones provided at the rear and front of site landscaped.</p> <p>POS. is located on the northern side which will receive direct solar from 9am to 5pm.</p>	YES

	<p>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. 50% of site dedicated for soft soil zone</p> <p>50% front yard to be landscaped</p>		
Privacy	<p>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.</p>		YES
Solar Planning	<p>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 access to sunlight provided these building elements are not the primary source of sunlight to the living areas</p>	<p>Living and family areas are placed on the norther side of the site. Therefore, receive full solar access during the day.</p>	YES
Overshadowing	<p>The development must not result in additional overshadowing on the affected living area of the neighbouring dwelling.</p>	<p>The proposal did not cast additional shadow on the affected living area of the adjacent property.</p>	YES
Overshadowing	<p>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.</p>	<p>Cannor meet because of the site orientation.</p>	N/A

Building Design	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.	Building form was designed considering of design requirements from DCP	YES
Drainage	Proper Drainage & Reuse of rainwater is efficient to reduce flooding, stormwater damage, and overland flow.	Stormwater design & details documents provided by hydraulic engineer.	YES
Rainwater tanks	Not to be visible from the street.	Above ground Rainwater tanks provided to the site of the building.	YES
Cut & Fill	Reduce retaining walls and cut /fill. Height of floor level above natural ground shall be Limited to 1.0mm fill.	No cut or fill is proposed. Deep Edge Beam Provided	YES
Garden Design	Gardens should be landscaped according to the function of each area, and should provide a backdrop that is appropriate to each adjacent room.	See landscape plan for compliance.	YES
Paving Design	Design driveways and paved areas as attractive and functional components of development, complementing the designs of garden areas and buildings, and providing effective management for stormwater run-off	Paved areas kept to a minimum which helps to minimise stormwater runoff.	YES
Fences and Retaining Walls	Boundary Fences a) 1.8m generally; and Fences along boundaries forward of the front building alignment: a) should not be taller than 1.5m Retaining walls: a) generally should be no taller than 500mm; Front fencing max 1.5m High with masonry wall at 900mm high.	Proposed boundary fencing will comply with the requirements. Proposed Front fence is 1.5m High and will be designed to address flood related requirements noted on site plan	YES
Safety and Security	Achieve a high level of passive security within and surrounding dwellings.	High level of passive security achieved	YES

4.3 Section 79c of Environmental Planning & Assessment Act, 1979

The following table is to ensure the proposed development complies with Section 79c (1) of Environmental Planning & Assessment Act 1979:

Section 79c (1) Matters for consideration—general:	Development assessment
(a) the provisions of: (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	(i) The proposed development is a single dwelling which is permissible within the R2 Low Density Residential zone under the applicable planning instrument, being Canterbury-Bankstown Local Environmental Plan 2023. The proposal also satisfies the provisions of the relevant State Policies, being the State Environmental Planning Policy (SEPP) (BASIX) 2004 as accompanied BASIX certificate No. 1752554S (ii) The development generally complies with CBLEP 2023 (iii) The proposed development complies with prescriptive and performance requirements of CBDP 2023 Part 5.2 (iiia) No planning agreements have been offered by the developer. (v) The proposed development is not bound by any coastal zone management plan.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The proposed development is considered appropriate with respect to the prevailing streetscape character. A thorough site analysis has been undertaken to ensure the proposed development will result in minimal environmental impacts both natural and built.
(c) the suitability of the site for the development,	The proposed development is considered suitable development based on the site analysis and the site configurations
(e) The public interest.	The proposed development is to be in public interest as it satisfies urban consolidation initiatives.

4.4 Statutory Compliance

The proposal responds to the relevant aims and objectives of this LEP. It is of such a scale making it in character with surrounding development and suitable for its location.

The proposal is a permitted use within the locality

The proposed development meets the requirements of the LEP, as set out.

5 LIKELY IMPACTS

5.1 Context and setting

Scenic qualities and features of the landscape are unlikely to be affected by this proposal. The proposal is consistent with the land use and character of the locality. The scale (bulk, height, mass) form, character density and design of the development is appropriate in its context. The proposal is consistent with previous land uses and activities in the locality.

With regard to potential impacts on adjacent properties;

There will be no significant adverse effects.

There will be no adverse overshadowing impacts on adjoining properties.

Visual and acoustic privacy has been addressed in site layout and landscaping. There are no likely noise sources. There is no apparent impact on views or vistas. Edge conditions at boundaries provide a compatible neighbour to adjoining residential developments.

5.2 Access, transport and traffic

The development provides accessibility and transport management measures for vehicles and pedestrians within the development and the locality.

The site is accessible to bus routes.

The proposal will not generate an increase in traffic.

Adequate car parking spaces are provided.

5.3 Public domain

The development impacts on the public domain in the following manner:

No increase in the use of public recreational facilities is envisaged by the proposal. Adequate public spaces exist in the immediate vicinity of the proposal.

5.4 Utilities

Standard utilities, such as water supply, electricity and gas are readily available to the site. Sewerage facilities can be provided and designated areas set aside for irrigation purposes. The existing utilities are adequate for the proposal.

5.5 Heritage

There are no heritage items in the vicinity of the development.

5.6 Water

The impact of the development on water resources and the water cycle.

Water needs for the development are confined to normal residential requirements. Use of water saving devices are addressed in BASIX certificate.

Water supply sources will be reticulated and tank water.

No adverse impacts on drainage, groundwater tables or groundwater quality is likely.

5.7 Soils

The proposal is unlikely to have any adverse impact on soil conservation.

5.8 Air and Microclimate

The proposal is unlikely to have any adverse impact on the air and microclimate.

5.9 Flora and fauna.

The proposal is unlikely to have any adverse impact on flora and fauna.

5.10 Waste

Provisions have been made for garbage storage to meet Council's requirements.

5.11 Social Impacts

There will be no social impacts from this development.

5.12 Cumulative impacts

It is unlikely that the proposal will create any cumulative impacts.

6 SUITABILITY OF THE SITE FOR DEVELOPMENT

The site is suitable for the proposal.

There are no adverse impacts on transport and the facilities in the area are adequate. Services and utilities are available, air quality is unaffected and no hazardous land uses are generated by or nearby to the development.

6.1 Submissions

There have been no known submissions made in relation to this proposal.

6.2 The Public Interest

Approval of this proposal would not jeopardise the public interest and is consistent with urban consolidation policies.

7.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Canterbury - Bankstown Council current DCP and other noted relevant council documents and is considered reasonable having regard to its impact on the streetscape.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style of other detached dwellings in the immediate locality.

The design approach adopted ensures the building addresses the street frontage whilst the varied setbacks, use of open and shaded terrace areas and appropriate use of fenestration ensure large continuous wall planes are avoided.

The building acknowledges the topography of the site whilst elevations have been articulated to provide reasonable levels of visual and aural privacy to adjoining properties.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.