

Statement Of Environmental Effect

Council District:
Canterbury Bankstown Council

Address:
No. 11 Lucerne Street, Belmore NSW

Date:
10 March 2025



INTRODUCTION

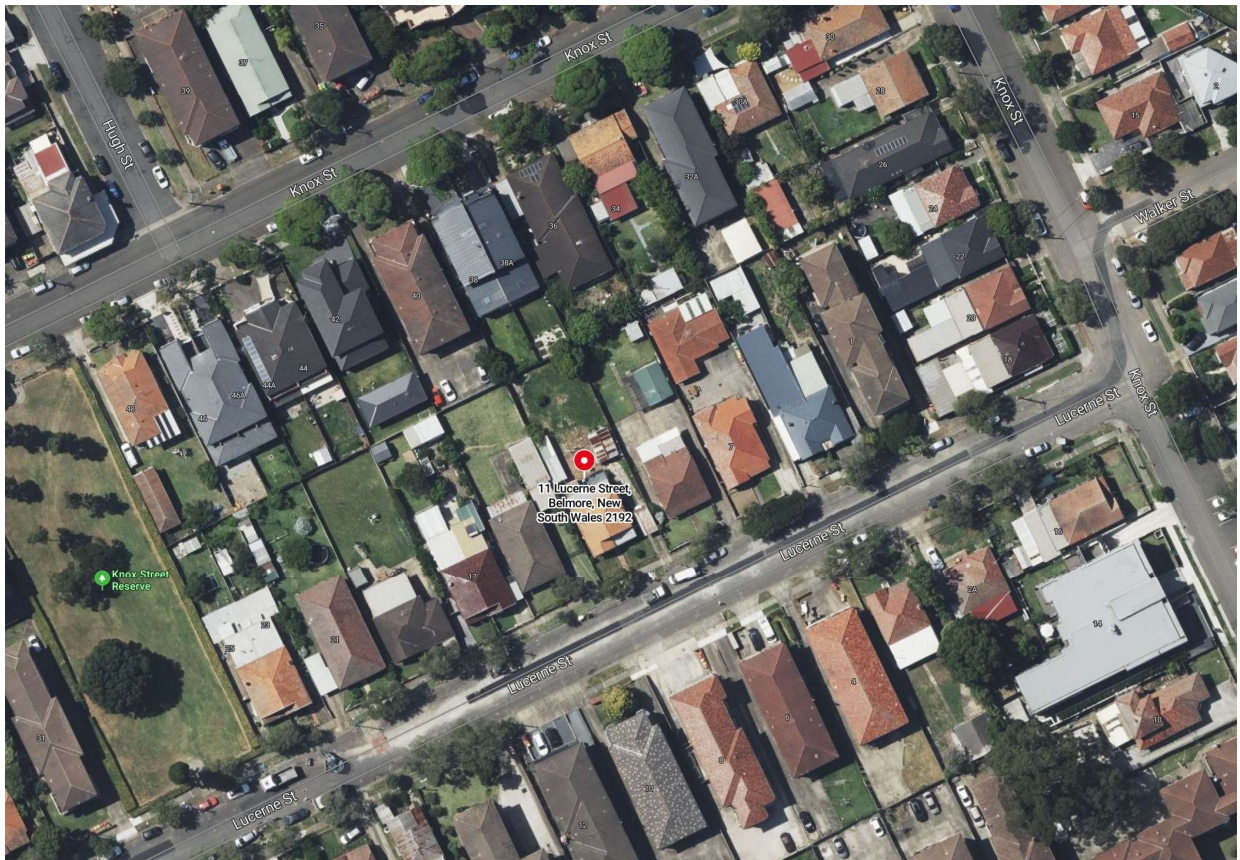
This document has been prepared to provide supporting information for a development application for a new dual occupancy development. In preparing this document, consideration has been given to all requirements and design objectives incorporated in Canterbury Bankstown LEP 2023& Canterbury Bankstown DCP 2023.

SITE DESCRIPTION (locality)

11 Lucerne Street Belmore - LOT 7 IN DP5200

The subject site is legally identified as Lot 7 DP 5200 and is known as 11 Lucerne Street, Belmore. It is rectangular in shape, with front and rear boundary widths of 15.215 meters and side boundaries 45.72 meters deep. The site has sole frontage to Lucerne Street. The total site area is 695.6 sqm, and the topography falls towards the rear boundary (north) by approximately 2m, equating to an average gradient of 4.5%.

The subject site contains a one-story Brick dwelling with a Tile roof and a detached Clad garage with a metal roof at the rear of the dwelling. The site is located on the northern side of Lucerne Street between Knox Street and Knox Street Reserve. Adjoining development to the sides includes a single dwelling with a detached garage at the rear to the East and west of the property. There is a mix of one-storey and two-storey residential buildings near the subject property. There are some trees on the property and one tree on the footpath, the trees have been proposed for removal.



Aerial View



Oblique View



Street View

The proposal

The Development Application seeks to carry out works including:

- Demolish all existing Dwellings and associated structures on site.
- Construct new dual occupancy dwellings.
- Torrens title subdivision.

The development application seeks consent for demolition of existing structures; Torrens title subdivision and construction of two (2) x two (2) storey semi-detached dwellings at 11 Lucerne Street, Belmore.

The specifics of the proposal are as follows:

- Demolition of all structures on the site including the existing dwelling, garage, and Remove trees on site and one tree at front of natural strip.
- The Torrens title subdivision of the existing lot into two (2) lots;
 - o Lot 1 is 347.8 sqm
 - o Lot 2 is 347.8 sqm
- The construction of two-storey semi-detached dwellings with arrangements as follows:

11 Lucerne Street Lot 1

Ground Floor

- Single attached garage & hardstand space forward of the building line;
- Open plan living, dining and kitchen.
- Guest Bedroom
- Bathroom.
- Laundry; and
- Rear alfresco.
- Swimming Pool

First Floor

- Master bedroom with ensuite.
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4; and
- Shared bathroom

11 Lucerne Street Lot 2

Ground Floor

- Single attached garage & hardstand space forward of the building line;
- Open plan living, dining and kitchen.
- Bathroom.
- Guest Bedroom
- Laundry; and
- Rear alfresco.

First Floor

- Master bedroom with ensuite.
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4; and
- Shared bathroom



Front Elevation

2. Canterbury-Bankstown Local Environmental Plan 2023

The following table outlines the relevant Section of Canterbury-Bankstown Local Environmental Plan 2023 (“the LEP”) applicable to the proposal, while aspects warranting further discussion follow:

2.3 – Zone R4 High Density Residential

The subject site is zoned R4 High-Density Residential under the provisions of LEP. The proposal is defined as semi-detached dwellings and subdivisions which constitute a permissible development with development consent. The objectives of the zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium 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 allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.
- To ensure suitable landscaping in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

The proposed development complies with the objectives of the zone, the proposal allows for easy storage and access of bicycles and will promote walking.

2.6 – Subdivision

As existing, the site comprises 1 lot, being Lot 7 DP 5200. The proposal seeks to Torrens subdivide the property as follows.

- a) Lot 1 (Proposed No.11) to have a lot of area of 347.8 sqm with a street frontage of 7.607m.
- b) Lot 2 (Proposed No.11A) to have a lot of area of 347.8 sqm with a street frontage of 7.607m

Subdivision as proposed is consistent with the requirements of Section 2.6 of the BLEP 2021.

2.7 - Demolition

The proposal seeks consent for the demolition of the existing structures on site and the removal of all site trees and one on a natural strip. In this regard, the proposal satisfies the provisions of this section.

4.3 - Height of Buildings

The site is within the area noted as “I” on the maps allowing a maximum height of 8.5m.

The proposal has a maximum height of 6.3 meters to the top ceiling level (RL 31.30 AHD) and 7.8 meters to the top ridge level (RL 32.75 AHD) which complies with the provisions and objectives of this Section.

4.4 – Floor Space Ratio

A maximum FSR standard of 0.75:1 (GFA of 347.8 sqm) applies to the subject site and proposal.

The proposal has a maximum GFA of 230 sqm for each lot and equates to an FSR of 0.66:1 for each proposed lot which complies with the provisions and objectives of this section.

6.3 – Stormwater and WSUD

A stormwater concept plan was submitted within the application proposal subject to approval from council engineering department.

6.9 – Essential Services

Services are generally available on-site to facilitate the proposed development. approval or consultation is required with relevant utility providers about any specific requirements for the provision of services on the site.

DEVELOPMENT CONTROL PLAN 2023, Chapter 5 Residential Accommodation

5.2 Former Canterbury LGA

Section 3-Dual Occupancies and Semi-detached Dwellings

3.1 Min Lot size and frontage

Dual occupancy and semi-detached dwellings must have a street frontage.

Minimum 15m width, measured at the street boundary.

Each dwelling is required to have a minimum frontage width of 7.5m.

Proposal: Both Dwellings have a street frontage, the site has a frontage width of 15.214 which is greater than 15m and each Dwelling has a frontage width of 7.60m, greater than 7.5m.

3.2 Private Open Space

Dual occupancy and semi-detached dwellings with a frontage of 7.5m or greater must provide a minimum of 50 m² of private open space.

Dual occupancy and semi-detached dwellings must provide one area of private open space with a minimum dimension in any direction of 4m.

Dual occupancy and semi-detached dwellings must provide one area at least 2.5m x 2.5m suitable for outdoor dining facilities.

Proposal: Both dwellings provide more than 50 m² of private open space with a minimum dimension of 7.5 m and have at least an area of 2.5m x 2.5m suitable for outdoor facilities.

3.3 Layout and Orientation

Orientate development to maximize solar access and natural lighting, without unduly increasing the building's heat load.

Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.

Coordinate design for natural ventilation with passive solar design techniques.

Site new development and private open space to avoid existing shadows cast from nearby buildings.

Site a building to take maximum benefit from cross-breezes and prevailing winds.

Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.

Proposal: Both dwellings have a north-facing backyard orientation, which avoids and minimizes casting shadows on neighboring properties and their private open space. The open plan with openings on three sides allows for cross-ventilation and maximizes the cross-breeze.

3.4 Height

A maximum two-storey built form.

A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

Proposal: maximum height of 6.3 meters to the top ceiling level (RL 31.30 AHD) and 7.8 meters to the top ridge level (RL 32.75 AHD) which is less than 8.5.

3.5 Setbacks

Front Setback • Minimum setback of 6m from the front boundary. • Maximum 2m recess for the main entrance from the front building line.

Side Setbacks • Minimum setback of 1.2m from side boundaries.

Rear Setbacks • Minimum setback of 6m from the rear boundary.

Proposal: The front setback is 6m the maximum recess for the main entrance is 2m, the side setback is 1.2 m and the rear setback is 12.3 m > 6m which complies with the requirements.

3.6 Building Depth

Dual occupancy housing and semi-detached dwellings must not exceed a building depth of 25m.

Proposal: The depth of the building is 23.5m < 25m with a recess break in the middle.

3.8 General Design

The proposal provides the objective and requirement of General Design which include the building entries, internal dwelling layout, façade treatment, windows, and ventilation.

3.12 Solar access and overshadowings

Solar access to proposed development

Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.

Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.

Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area. Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.

Solar access to neighbouring development

Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:

- (a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.
- (b) If a system currently receives less than 3 hours sunlight, then proposed development must not reduce the existing level of sunlight.

Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.

Shading devices

Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.

Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer.

Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.

Provide horizontal shading to north-facing windows and vertical shading to east or west windows.

Use moveable shading devices on large windows facing east and west that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.

Avoid reducing internal natural daylight or interrupting views with shading devices.

Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.

Use high performance glass with a reflectivity below 20%.

Minimise external glare by avoiding reflective films and use of tint glass.

Proposal: The Site and building orientation with the living area facing the Northern backyard and the neighboring properties will receive more than 3 hours a day with sunlight, including the private open space. All other solar access and requirements are incorporated into the design.

3.13 Visual privacy

Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.

Minimise direct overlooking of rooms and private open space through the following:

- (a) Provide adequate building separation, and rear and side setbacks; and (b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.

If living room windows or private open spaces would directly overlook a neighbouring dwelling:

- (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
- (b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

Screening of bedroom windows is optional and dimensions are not restricted..

Proposal: The Living area leads to Alfresco which has walls on both sides and restricts the overlooking into neighboring properties, the side bedroom windows on the top floor have a sill height of 1.5m above floor level.

6.0 Conclusion

The proposed new dwellings will provide a development that remains consistent with the surrounding area in terms of bulk, height, and scale while having no additional impact on the surrounding dwellings or environment. No adverse environmental impacts such as overshadowing, loss of views, or overlooking of outdoor areas can be expected from the proposed works due to the design, siting, and heights proposed.

Considering the merits of the proposal and the absence of any significant adverse environmental impacts, the proposed development is considered worthy of the Council's support, subject to appropriate conditions.

We look forward to the Council's advice and approval.

Yours faithfully

AMER HAZIM
