



STATEMENT OF ENVIRONMENTAL EFFECTS

88 The Avenue, Bankstown 2200

FOR DEVELOPMENT APPLICATION

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PREPARED BY

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Introduction

This Statement of Environmental Effects has been prepared in conjunction with a development application for the 'Construction of a Two Storey Dwelling, Inground pool, spa and associated bath and detached Cabana on proposed lot 1.' This application has been prepared pursuant to Sec 4.12 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide details of the proposed development and assess the compliance of the proposal against Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023 pursuant to the evaluation criteria prescribed under Section Sec 4.15 of the EPA Act, 1979.

The proposed development is permissible with council's consent in land zoned R2 Low Density Residential zone under Canterbury Bankstown LEP 2023. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

Site Analysis

- The Subject is Lot 48 Sec A DP 1291, proposed Battle-axe Torrens title subdivision into two lots. The proposed development is to situate on proposed Lot 1. Currently an existing dwelling house and detached secondary Dwelling situated on Proposed lot 2 on the rear lot.
- The Entire Lot Site is approx. 1189m², rectangular in shape (78.38m long side boundaries and 15.24m wide front and rear boundaries). The Subject lot (Proposed Lot 1) has an approx. area of 481.50m² with side boundaries of 41m and width of 11.74m
- The lot is located along The Avenue, between Glassop Street and Waruda Street.
- The neighbourhood is mainly Zoned R2 Low Density Residential.

Figure 1: Aerial Map



Source: Six Maps 2024

Development Proposal

The Development Application seeks to Construct a Two Storey Dwelling, Inground pool, spa and associated bath and detached Cabana on proposed lot 1.

Present and Previous Uses

- Previously the site has been for residential use.
- Currently the site occupies a dwelling house and detached secondary Dwelling on proposed lot 2 at the rear of the subject site. The site is vacant currently on proposed lot 1.

Subdivision of Lots

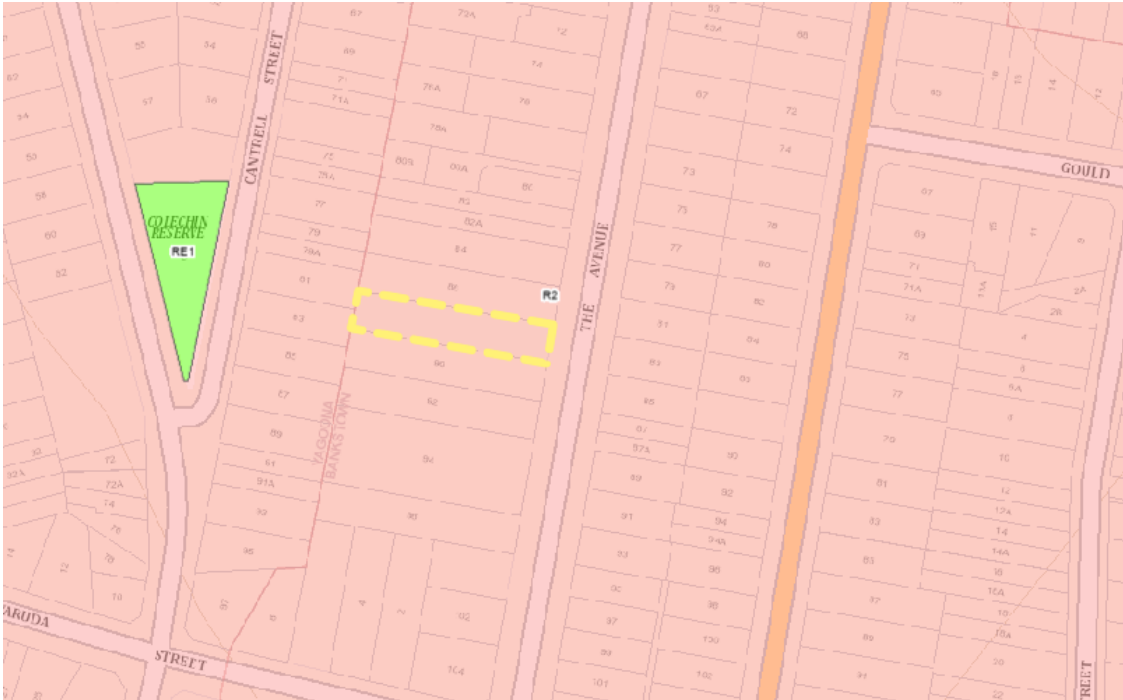
The client seeks to condition in the development approval (DA) to require the subdivision of the property to be finalised prior to the issuance of the occupation certificate.

Planning Framework

Canterbury Bankstown Local Environmental Plan 2023

Zoning

The site is zoned R2 – Low Density Residential, as described by the Canterbury Bankstown LEP 2023 Zoning Map. The proposal achieves the objectives of this zone and is permissible with consent.



Source – NSW Planning Spatial Viewer – ZONING MAP

Zone R2 Low Density Residential Land Use Table

1 Objectives of zone

- *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.*
- *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 ensure suitable landscaping in the low-density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

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

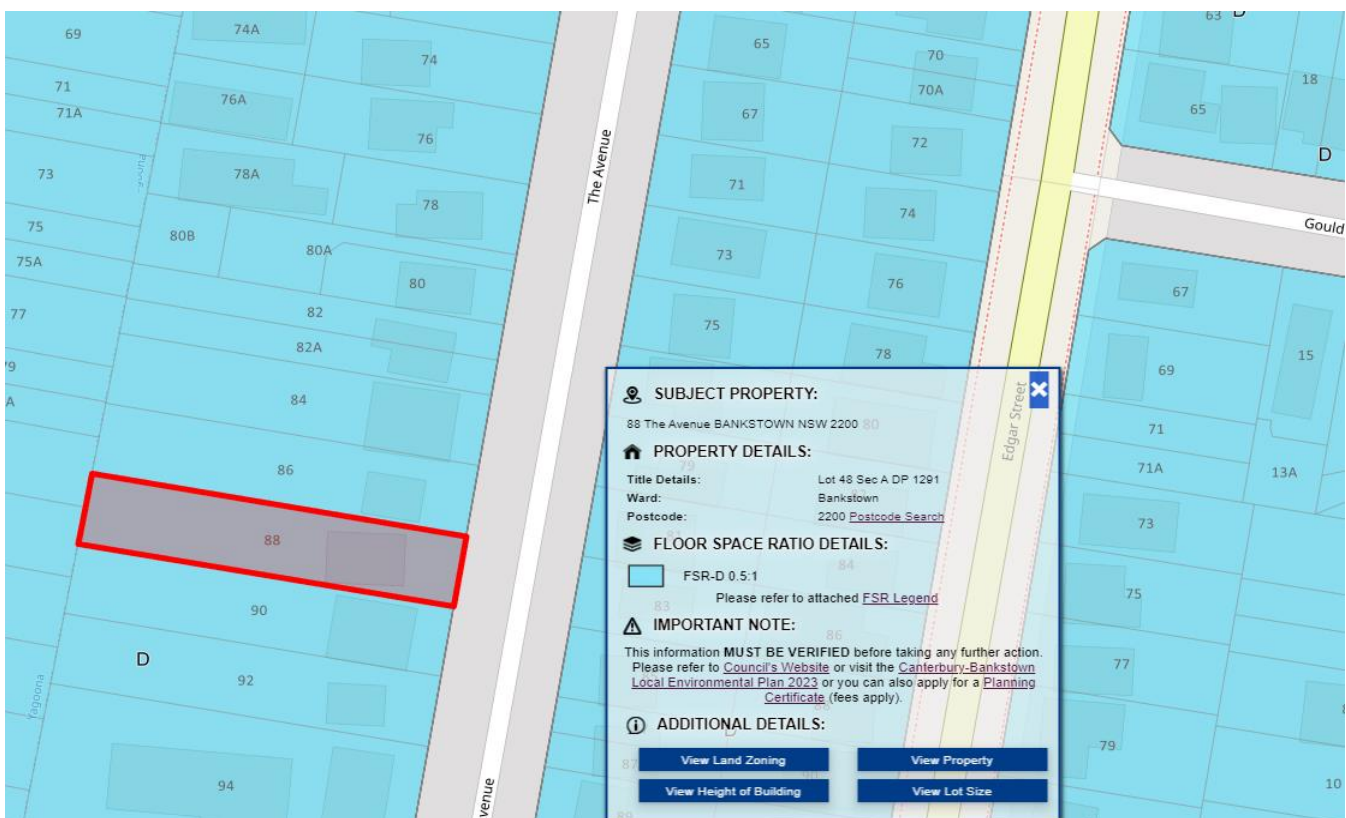
4 Prohibited

Any development not specified in item 2 or 3

Floor Space Ratio

The permissible floor space ratio for the site is 0.5:1. The proposed FSR is 0.49:1, therefore complies

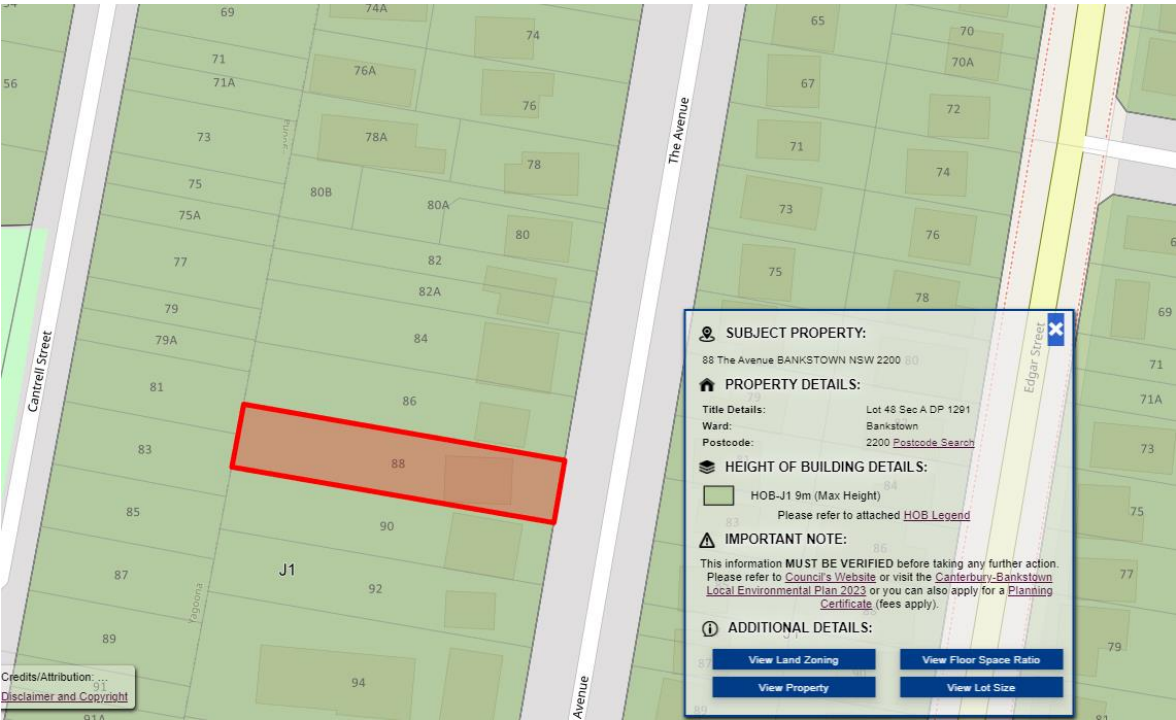
Source – Canterbury Bankstown LEP 2023 FSR MAP



Building Height

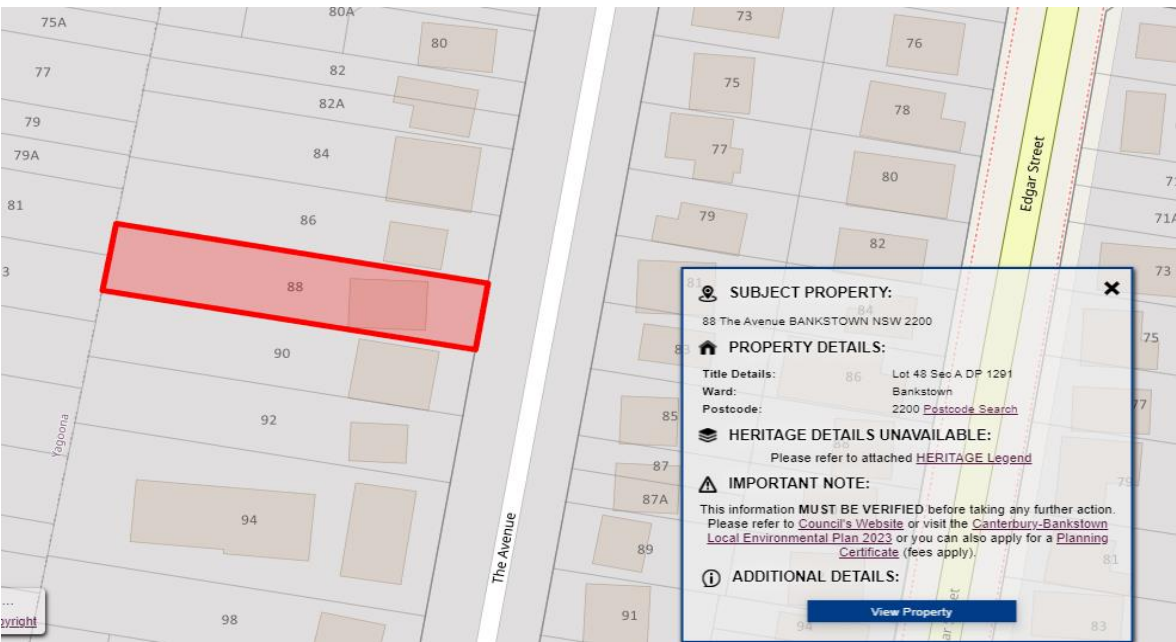
The maximum permitted Building Height is 9m as described by the Canterbury Bankstown LEP 2023, Height of Buildings Map. The building does not exceeds the maximum permitted height, please refer to compliance table for proposed building height.

Source- Canterbury Bankstown LEP Building Height MAP



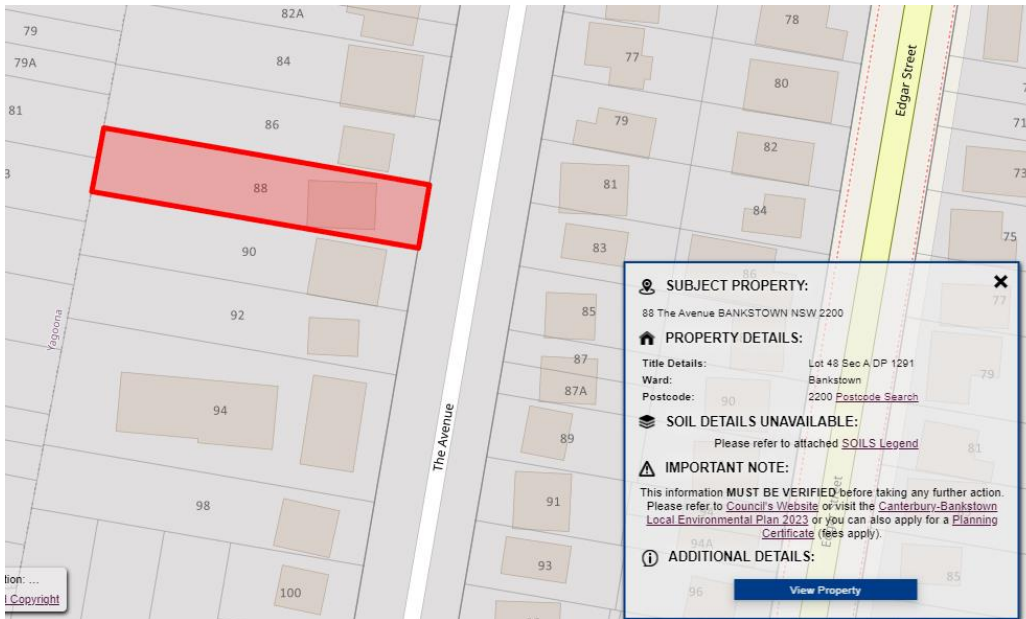
Heritage

The site is not heritage listed and is not located within a heritage conservation area.



Acid Sulfate Soils

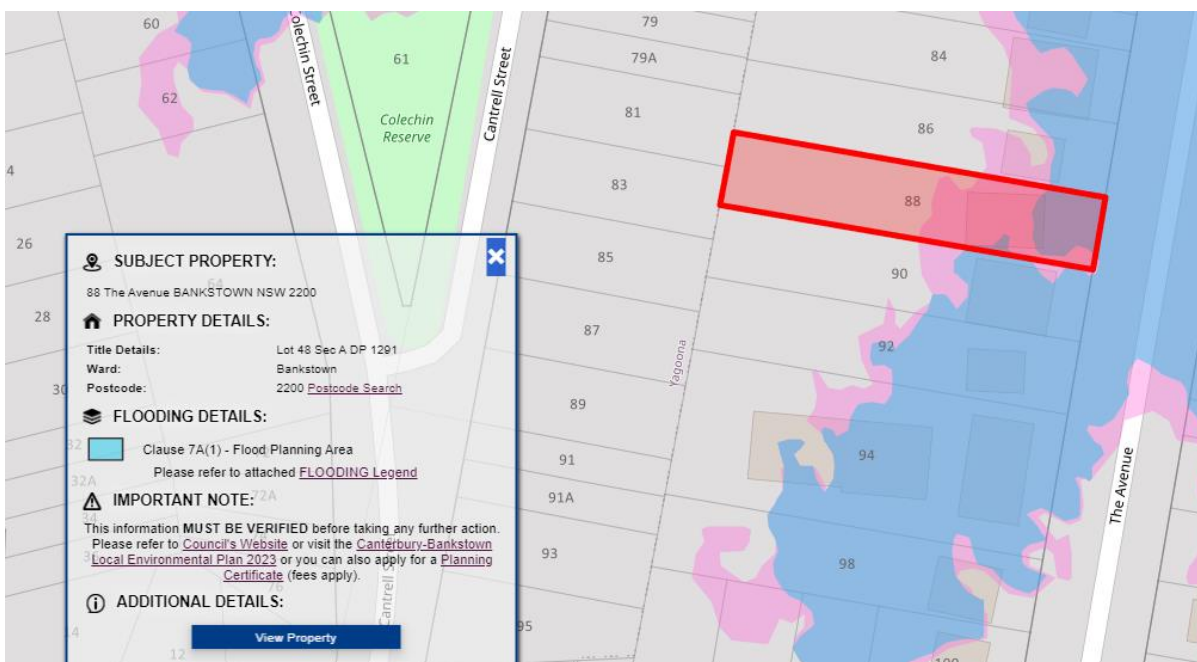
The land is not affected by a policy restriction relating to Acid Sulfate Soils.



Flooding

The land, or part of the land, is within the flood planning area (FPA), and will be subject to stormwater inundation from overland flow path during large storm events. The land, or part of the land, is subject to flood related development control. Councils SSR accompanies the DA Application.

Source- Canterbury Bankstown LEP Flood MAP



Compliance Table

Canterbury Bankstown Development Control Plan 2023 (CBDP 2023) Chapter 5-RESIDENTIAL ACCOMMODATION-
Section 5.1- Former Bankstown LGA

REQUIREMENTS	REQUIRED	PROPOSED	COMPLIANCE
SECTION 2–DWELLING HOUSES			
<i>Storey Limit (not including basement)</i>	2.1 – The storey limit for dwelling houses is two storeys.	2 Storeys	YES
	2.2 – The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	N/A	N/A
	2.3 – Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: (a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the site.	The Proposed Dwelling is required to be raised achieve a suitable freeboard min. RL 46.30. The proposed RL is 46.70 therefore complies. complies	N/A
<i>Setback Restrictions</i>	2.4 – The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	N/A	YES
<i>Street Setbacks</i>	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.	Ground Floor = min. 6.5m First Floor = min. 6.5m	YES
	2.6 The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	N/A	N/A
<i>Side Setback</i>	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.	The proposed dwelling does not exceed a wall height of 7m, the proposed side setback is 900mm	YES
	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.	N/A	N/A
	2.9 The basement level must not project beyond the ground floor perimeter of the dwelling house.	The proposed basement footprint does not project beyond the proposed ground floor footprint.	YES

<i>Private Open Space</i>	2.10 Dwelling houses must provide a minimum 80m ² 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.	Proposed 80.98m ²	YES
<i>Access to Sunlight</i>	2.11 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.	Shadow Diagram provides information accompanies this DA Application	Yes
	2.12 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	Shadow Diagram provides information accompanies this DA Application	Yes
	2.13 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.	Shadow Diagram provides information accompanies this DA Application	Yes
	2.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Shadow Diagram provides information accompanies this DA Application	Yes
<i>Visual Privacy</i>	2.15 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.	Any proposed windows that potentially can overlook adjoining neighbours are proposed to have a min. height of 1.5m above floor level, therefore, complies.	Yes
	2.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or	N/A	N/A

	(d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.		
	2.17 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	N/A – no balconies proposed on first floor side or rear of dwelling	N/A
	2.18 Council does not allow dwelling houses to have roof-top balconies and the like.	No roof top balconies	YES
<i>Building Design</i>	2.19 The maximum roof pitch for dwelling houses is 35 degrees.	Proposed flat roof to have a roof falls of 2 & 3 degrees	YES
	2.20 Council may allow dwelling houses to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; (b) ensures the attic does not give the external appearance of a storey.	N/A	N/A
	2.21 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.	N/A	N/A
	2.22 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	N/A	N/A
<i>Building Design (Car Parking)</i>	2.23 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3	N/A	N/A
	2.24 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked	2 car spaces	YES

	arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.	The proposed basement setback is 7m	
	2.25 Despite clause 2.24, Council may consider a single carport forward of the front building line of an existing dwelling house solely where: (a) there is no existing garage on the site; (b) there is no side or rear vehicle access to the site; (c) the site does not contain a heritage item or is not within a heritage conservation area or local character area; (d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line; (e) the maximum width of the single carport is 3 metres; (f) it is of a simple posted design, with no side panel infill; (g) there is no solid panel lift or roller shutter door proposed; (h) the carport is setback a minimum 1 metre from the primary and secondary street frontages; (i) the carport achieves a high-quality design and has a roof design that is compatible with the dwelling house.	N/A	N/A
	2.26 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	Proposed basement garage, will not dominate the street facade	YES
	2.27 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	N/A, Proposed basement garage, will not dominate the street facade	N/A
<i>Landscape</i>	2.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	N/A	N/A

	<p>2.29 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 (refer to the Landscape Guide for a list of suitable species):</p> <p>(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and</p> <p>(b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and</p> <p>(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury Bankstown); and</p> <p>(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.</p>	<p>Refer to the Architectural plans.</p> <p>48.20% proposed</p> <p>N/A</p> <p>Proposed x2 75L within the primary frontage of the subject lot</p> <p>N/A</p>	YES
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Soil and Water

The land, or part of the land, is within the flood planning area (FPA) and is subject to flood related development control. Refer to stormwater plan that accompanies this application.

Flora and Fauna

The proposal does not harm any protected habitat, nor is the site identified as an environmental conservation area. There are no existing trees within the private property. There is an existing street tree to be retained.

Waste Collection

The Site doesn't require demolition. Normal domestic and commercial waste collection applies to this development. Please refer to the Waste Management Plan for estimated volumes and method of disposal/recycling.

Conclusion

Overall, the development aligns with the objectives of the Canterbury Bankstown Local Environmental Plans (LEPs) and Development Control Plans (DCPs). The two-storey dwelling is designed to maintain an appropriate scale and bulk, ensuring it fits harmoniously within the neighbourhood. The proposal promotes healthy living for its occupants by incorporating all necessary amenities. Additionally, there are no adverse impacts anticipated for adjacent properties or the surrounding environment. As such, the proposal merits approval.