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# STATEMENT OF ENVIRONMENT EFFECTS

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263B Noble Av Greenacre NSW 2190

## Statement of Environmental Effects 263b Noble Av Greenacre NSW

### **EXECUTIVE SUMMARY:**

This Statement of Environmental Effects is prepared in support of a Development Application for the proposed outbuilding. The site is located within a R2 Zone, with R2 within its immediate surroundings.

Refer to the below images illustrating the context and zoning of the site:



IMAGE 1: Subject Site - Aerial Map (NSW planning maps)

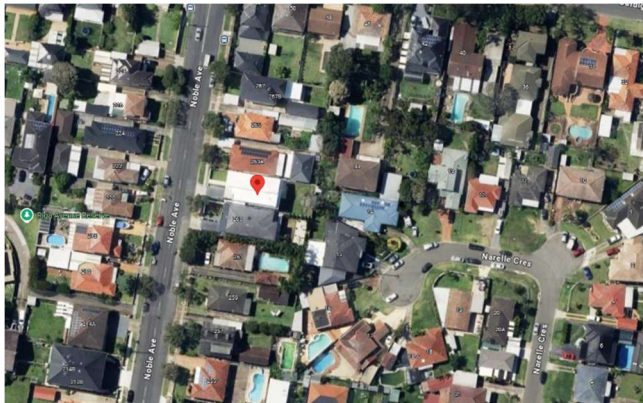


IMAGE 2: Subject Site - Aerial Map (Google Earth)



IMAGE 3: Subject Site – Street Map (Google Maps)

## **DESCRIPTION OF PROPOSAL:**

The subject Development Application seeks approval for the proposed outbuilding. Architectural plans for the proposal have been prepared by Astley Homes, while other plans/reports have been prepared by suitable qualified consultants.

Design consideration has been given to the scale, size, and form of the proposal in relation to the POS and overshadowing of surrounding neighbours, as well as other developments and the existing character of the area. Design considerations has also been given to residential amenity.

## **SITE & LOCALITY:**

The subject site is known as 263b Noble Av Greenacre, within a R2 low residential zone. The existing site has one residential dwelling. The locality consists of low residential surroundings, mainly residential dwellings with mixed age and architectural style varying from single storey and two storey residential dwellings.

The site is NOT within a heritage conservation area. The proposed façade seeks to re-instate the original look.

## **CONSIDRATION OF RELEVANT PLANNING DOCUMENTS:**

The following summarises the relevant planning controls applicable to the proposal and its compliance with each.

### **Canterbury-Bankstown Local Environmental Plan 2023**

#### **LAND USE TABLE:**

##### **Zone R2 Low Density Residential**

###### **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.

###### **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

###### **Prohibited**

Any development not specified in item 2 or 3

## CHAPTER 5 RESIDENTIAL ACCOMODATION

CLAUSE	CONTROLS	COMMENT	COMPLIES
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### DWELLING HOUSES

2.1	he storey limit for dwelling houses is two storeys.	N/A	N/A
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 within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	N/A	N/A
2.4	Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	N/A	N/A
2.5	The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.	N/A	N/A
2.6	2.6 The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey.	N/A	N/A
2.7	The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall	N/A	N/A
2.8	For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.	N/A	N/A
2.9	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must	N/A	N/A

	use the ground floor walls for structural support.		
<b>2.10</b>	The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch	N/A	N/A
<b>2.11</b>	Dwelling houses must provide a minimum 80m <sup>2</sup> 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 5m throughout.	THE PROPOSED OUTBUILDING MAINTAINS A GREATER AREA OF 80sqm OF POS	YES
<b>2.12</b>	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.	THE PROPOSED OUTBUILDING DOES NOT AFFECT ANY DWELLINGS SOLAR	YES
<b>2.13</b>	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.	THE PROPOSED OUTBUILDING DOES NOT AFFECT ANY DWELLINGS SOLAR	YES
<b>2.14</b>	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.	THE PROPOSED OUTBUILDING DOES NOT AFFECT THE SOLAR FOR THE P.O.S FOR THE SUBJECT SITE & SURROUNDING SITES	YES
<b>2.15</b>	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	THE PROPOSED OUTBUILDING DOES NOT AFFECT ANY PHOTOVOLTAIC PANELS	YES
<b>2.16</b>	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 1.5m above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or (d) use another form of	N/A	N/A

	screening to the satisfaction of Council.		
<b>2.17</b>	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 1.5m above floor level; or (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	N/A	N/A
<b>2.18</b>	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 1.5m throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	N/A	N/A
<b>2.19</b>	Council does not allow dwelling houses to have roof-top balconies and the like	N/A	N/A
<b>2.20</b>	The maximum roof pitch for dwelling houses is 35 degrees.	N/A	N/A
<b>2.21</b>	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; and (b) ensures the attic does not give the external appearance of a storey.	N/A	N/A
<b>2.22</b>	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 2m; and (d) the number of dormers must not dominate the roof plane.	N/A	N/A
<b>2.23</b>	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
<b>2.29</b>	Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require	NO PROPOSAL FOR REMOVAL OF TREES	YES

	a design alteration or a reduction in the size of the dwelling house.		
<b>2.30</b>	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): (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and (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 (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.	NO PLANTING IS PROPOSED. PROPOSAL IS TO MAINTAIN EXISTING	YES
<b>12.1</b>	council allows a maximum of one outbuilding on a site	ONE OUTBUILDING IS PROPOSED	YES
<b>12.2</b>	The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that: (a) it is separate from the principal dwelling and any secondary dwelling on the same site, and (b) it is not used as a separate dwelling, and (c) it does not contain cooking facilities, toilet and shower, and (d) it does not function or can be adapted to function for industrial purposes.	THE PROPOSED OUTBUILDING IS TO BE USED IN CONJUNCTION WITH THE PRINCIPAL DWELLING AND IS NON HABITABLE	YES
<b>12.3</b>	The maximum site cover of the outbuilding is: (a) 36m <sup>2</sup> where the site is less than 300m <sup>2</sup> in area (b) 45m <sup>2</sup> where the site is 300m <sup>2</sup> to 600m <sup>2</sup> in area (c) 60m <sup>2</sup> where the site is greater than 600m <sup>2</sup> in area	SITE COVERAGE IS >45M <sup>2</sup>	YES
<b>12.4</b>	The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space	THE PROPOSED OUTBUILDING DOES NOT AFFECT THE MINIMUM LANDSCAPE AND P.O.S	YES
<b>12.5</b>	The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.	THE PROPOSED HEIGHT IS 1 STOREY	YES
<b>12.6</b>	The maximum building height for the outbuilding is 4.5m above ground level (existing)	THE PROPOSED HEIGHT IS LESS THAN 4.5M	YES
<b>21.7</b>	The siting of the outbuilding 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	THE PROPOSED OUTBUILDING IS COMPATIBLE WITH EXISTING CONTOURS	YES



	unnecessary terracing, rock excavation, retaining walls or reclamation		
<b>12.8</b>	The outbuilding must locate behind the front building line.	THE PROPOSED OUTBUILDING IS BEHIND THE BUILDING LINE	YES
<b>12.9</b>	The minimum setback to the side and rear boundaries of the site is: (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the National Construction Code; or (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or (c) 0.9m for walls with windows.	THE PROPOSED OUTBUILDING IS BUILT ON BOUNDARY AND DOES NOT HAVE EAVES/GUTTERS ON BOUNDARY	YES
<b>12.10</b>	The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.	THE PROPOSED OUTBUILDING IS GREATER THAN 1.8M TO ANY STRUCTURE	YES
<b>12.11</b>	The maximum roof pitch for the outbuilding is 25 degrees	THE PROPOSED OUTBUILDING HAS A ROOF PITCH OF 2 DEGREES	YES
<b>12.12</b>	Council does not allow the outbuilding to have roof-top balconies and the like.	N/A	N/A
<b>12.13</b>	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 outbuilding	THE PROPOSED OUTBUILDING DOES NOT IMPACT ANY TREES	YES

## **Air & Noise**

The proposed development has no significant impact to the existing noise environment and air quality. An acoustic report has not been prepared by a suitably qualified acoustic consultant as we are only adding new windows. The use is currently residential, and the proposed use is residential.

## **SITE SUITABILITY:**

The site has been assessed as being suitable for alterations and additions.

- The proposal is permissible with consent within the R2 Low Residential zone under the Canterbury Bankstown LEP 2023
- The proposed height plain is compliant with DCP
- The proposed FSR is compliant with part DCP

It is determined that the site is suitable for the proposal.

## **CONCLUSION:**

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

## **RECOMMENDATION:**

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment.