

STATEMENT OF ENVIRONMENTAL EFFECTS

CANTERBURY BANKSTOWN COUNCIL

May 2025

Demolition and Construction of a Two Storey dual occupancy with an in-ground swimming pool & Torrens Title subdivision

Prepared By:

Onpoint Drafting Group Pty Ltd

Prepared For:

Mr & Mrs Kumar

In Respect Of:

Lot 78, 42 Belar Avenue, Villawood NSW 2163

1. INTRODUCTION

Site Plan Attached

This document comprises a statement of Environmental Effects to accompany a development application for a proposed two storey Dual occupancy with an in ground swimming pool & Torrens Title subdivision.

This report aims to assess the potential impacts and environmental effects of the proposed development of the subject site under section 79C of the Environmental Planning and Assessment Act 1979.

The subject site is currently zoned R2 – Low density residential as per Canterbury-Bankstown LEP 2023 Zoning Map. The purpose of this report is to submit to council a development application for the demolition and construction of low density housing in the form of two storey Dual occupancy located on a single site, comprising of a total 9 bedrooms.

The Site

The subject site is located on the Western side of Belar Avenue running perpendicular to Alcoomie Street, Villawood.

The subject site is bounded by a frontage to Belar Avenue of 15.85m, Southern boundary of 39.60m, Western boundary of 15.85m and Northern boundary of 39.795m comprising of a total site area of 626m².

Canterbury-Bankstown Local Environmental Plan 2023

Item	Property Specified Conditions	Reference
Zone	Low Density Residential Zone – R2	Canterbury Local Environmental Plan 2023
Height of Buildings	9m	Canterbury Local Environmental Plan 2023
Heritage or conservation	The land is not located at conservation zone or heritage zone	Canterbury Local Environmental Plan 2023
Acid Sulfate Soils	The land does not contain any acid Sulfate Soils	Canterbury Local Environmental Plan 2023

The Surrounding Locality

This site is situated in general residential surroundings that contain the usual one and two storey residential developments of low to medium density. These developments are predominately made from masonry materials consisting of face brick with tiled roofs. There are also forms of cladding and external rendered facades. Non-residential developments in the area include a junior and secondary school as well as open spaced parks and ovals being the main non-residential uses in proximity to the site.

2. SITE SUITABILITY

The subject site has not been identified by Council as being subject to soil instability, subsidence, slip, mass movement, bushfire, geotechnical and groundwater issues or any other hazards.

The proposed development will not increase the likelihood of such hazards occurring.

Transport and other services lie in close proximity to the subject site. These services include recreational facilities such as Reserves and Parks. Furthermore the local shopping centre at Villawood is located approximately 500m away.

The proposed development has been designed to respect the adjoining residential development as well as to provide a high degree of amenity for future residents of the development. The design of the proposed works and the proposed landscaping treatments will be beneficial to the scenic quality of the site as well as the overall streetscape in the immediate locality. The proposal is not likely to generate any adverse environmental impacts and respects the amenity of the surrounding neighbourhood.

3. PRESENT AND PREVIOUS USES

This site currently contains a brick dwelling with a tiled roof. The present use of adjoining lots and surrounding dwellings exist as residential habitants. The proposal involves the demolition and construction of a two storey Dual occupancy with an in ground swimming pool & Torrens Title subdivision.

4. DESIGN GUIDELINES - Residential Controls, Canterbury Development Control Plan 2023

Standard	Required	Provided	Compliance
Front Setback	Ground Floor - 5.5m First Floor - 6.5m Garage - 6.5m	5.9m 6.5m 7.1m	YES
Rear setback	N/A	11.024m	YES
side setback (Northern)	Ground Floor - 0.9m First Floor - 0.9m	1.173m 1.173m	YES
side setback (Southern)	Ground Floor - 0.9m First Floor - 0.9m	0.973m 0.973m	YES
Private Open Space	80m2 Per Unit	Unit A – 87.93m2 Unit B – 90.50m2	YES

5. PRIVACY, VIEWS AND OVERSHADOWING

This section will focus on the effects of the proposed development and its amenity of the surrounding area in terms of privacy, views and sunlight access and impact.

The proposed two Storey dual Occupancy is considered acceptable in regards to its shadowing views as it will have a minimal effect on the surrounding double storey dual occupancies Overall, the proposed development will not breach Council's overshadowing requirements.

6. AIR AND NOISE

Both the existing and proposed plans for the subject site do not have any negative, toxic, or disruptive air emissions. There is no on site or nearby emission hazards as the location of the dwellings contain no spray painting booths, food premises or wood/oil burning facilities.

Furthermore, the subject site is not located in close proximity of the airport or within any of the Aircraft Noise Exposure Forecast (ANEF) contours. Throughout the developments construction and the life of the building, the proposed development is not likely to generate any significant increase in noise or vibration for the site or adjoining properties.

The dwellings will be designed to alleviate noise from external sources to acceptable levels and will minimise the unreasonable transmission of noise to adjoining dwellings. Noise derived from traffic is the main unwanted noise within the neighbourhood. This is not expected to be an issue given that Belar Avenue is not a major traffic routed road.

Sound transmission between the dwellings and the neighbours will be minimal.

Hence, it can be concluded that this future proposal will not contradict nor effect current air and noise pollutants, emissions or simply will not create residential dissatisfaction.

7. CONCLUSION

In conclusion, the proposed site located at 42 Belar Avenue Villawood, the accompanying plans, and design details incorporated within this report, have been compiled in order to meet and comply with Canterbury-Bankstown LEP 2023 & DCP 2023. We submit this proposal in light of the zoning and codes relating to the property. Similarly, the matters of the environment will be complimented and considered in accordance with this proposal.

The proposed site has been recognised in minimising development effects on surrounding properties and follows the natural slope of the land. Given that the proposal will enhance the appearance of the property, it will also renew and blend in with the fabrics of the residential streetscape. Its location and orientation of the site will not jeopardise the views or sunlight access of neighbouring habitants.

Finally, the proposal is considered to be of a consistent standard, conforming to all of Council's environmental requirements. The site is suitable for the construction of a two storey Dual occupancy with an in ground swimming pool & Torrens Title subdivision which will aid in maximising the appearance, quality and control, and minimising environmental effects.