

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSAL

To construct a double storey dwelling

ADDRESS

Lot 2 (No.17), President Street, Croydon Park.

PREPARED BY EAGLE HOMES

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HOUSING THOUSANDS SINCE 1984

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies the Development Application to City of Canterbury Bankstown for the erection of a single dwelling.

It is intended to provide further details, where necessary, on aspects covered in the drawings as well as provide additional information where required. The following information is provided to detail the merit of the proposed development in relation to the provisions set out in the Canterbury-Bankstown Development Control Plan 2023 and Canterbury-Bankstown Local Environmental Plan 2023

DEVELOPMENT APPLICATION DETAILS

Property Address

Lot 2, DP602457 (No.17), President Street, Croydon Park.

Zone

R3 Medium Density Residential

Local Government Area

City of Canterbury Bankstown

Calculations

Lot Area: 429.80m²

Gross Floor Area: 203.01m² (47.23% FSR)

Max FSR allowable: 50%

Existing Structures:

Double Storey Brick Residence.

2.0 SITE DESCRIPTION & LOCATION

The subject site is located on the Northern side of President Street, within an existing residential development area. Surrounding development comprises of single and double storey residential homes, being consistent in scale and form.

The site contains an existing double storey brick dwelling. The site is orientated on an approximate North-South axis. The site is irregular in shape. The site width is 15.80m to President Street and the depth is 21.13m to the western boundary. Adjacent to the eastern boundary is an access road for the rear neighbouring properties. The site also faces a public park and reserve on the other side of President Street. The site displays a fall towards the front street. Total site area is 429.80m².

3.0 FLOOD AFFECTED SITE

Council's flooding enquiry certificate dated 04 December 2024 is the current advice received and has been incorporated into the design, with the proposed having a minimum habitable floor level of 5.743m AHD set at 1%AEP + 500mm freeboard, minimum non-habitable floor level of RL4.800 set at the 5% AEP flood level of the Garage, and minimum non-habitable floor level of RL5.657 (AHD) set at the 5% AEP flood level plus 557mm freeboard to the Alfresco.



4.0 PROPOSED DEVELOPMENT

The applicant is proposing to construct a double storey dwelling. More specifically, the proposal will:

- Erect a 4-bedroom, brick dwelling with tiled hip roof, an open style kitchen, lounge and dining on a bearers and joist construction.
- Be constructed using bearers and joist which will minimise site works and satisfy flood requirements.
- have a maximum ridgeline height of 8.409m, measured from natural ground level (NGL). Scaled from architectural plan set.

5.0 PLANNING CONTROLS

THE LOCAL CANTERBURY-BANKSTOWN ENVIRONMENTAL PLAN 2023

OBJECTIVES OF THE ZONE

R3 LOW DENSITY RESIDENTIAL

- 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 proposal aims to provide a dwelling that will be consistent with the objectives of the code.

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| Land Zoning Map | R3 Medium Density Residential |
| Land Application Map | Canterbury-Bankstown LEP 2023 |
| Lot Size Map | 460m ² Minimum Lot size |
| Height of Building Map | 8.5m |
| Special Provisions Map | SEPP 2022 WATER USE 40% SEPP 2022 CLIMATE CHANGE 56 THERMAL ENERGY FROM WASTE PROHIBITION |
| Local Aboriginal land council | Metropolitan |
| Local Provisions | AREA 2 |
| Acid Sulphate Soils Map | Class 4 |
| Greater Tree Sydney canopy covers 2022 | Canopy 8.06%% |
| Regional Plan Boundary | Greater Sydney |
| Floor Space Ratio Map | 0.5:1 |


6.0 Canterbury-Bankstown Development Control Plan 2023

| OBJECTIVES | REQUIRED | PROPOSED | COMPLIANCE |
|--------------------------|--|---|------------|
| 2.2 SITE COVERAGE | Up to 429m ² : -300m ² for main building | 144.98m ² (inc. garage) | YES |
| 2.3 LANDSCAPING | Up to 449m ² : -15% minimum | 200.43m ² / 46.63% | YES |
| 2.4 LAYOUT & ORIENTATION | <p>C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.</p> <p>C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.</p> <p>C3 Coordinate design for natural ventilation with passive solar design techniques.</p> <p>C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.</p> <p>C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.</p> <p>C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.</p> | <p>-Dwelling layout is appropriately oriented to the solar access of the site. Living areas and alfresco will face the northern aspects of the site.</p> <p>-Site orientation casts minimal shadow into adjoining properties</p> <p>-Appropriate openable windows and sliding doors for natural ventilation</p> <p>-Location of proposed private open space has minimal shadow casting from neighbouring properties due to location of access road for rear neighbours.</p> | YES |
| 2.5 BUILDING HEIGHT | <p>C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:</p> <p>A maximum two storey-built form.</p> <p>A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.</p> <p>Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.</p> | <p>-2 Storey built form</p> <p>-6.850m maximum wall height</p> <p>-8.409m maximum building height</p> <p>-Finished ground level exceeds 1.0m due to flood level requirements</p> | YES |
| CUT/FILL | <p>C1 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.</p> <p>C2 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, the excavated area is not to accommodate any habitable room that would be located substantially below ground level.</p> <p>C3 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.</p> <p>C4 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.</p> | <p>-Maximum cut 477mm</p> <p>-Proposed dwelling to be built on bearers and joist to meet minimum flood requirements levels.</p> | YES |
| 2.6 SETBACKS | <p>Front: 6.0m</p> <p>Side: 1.0m</p> <p>Rear: 6.0m</p> | <p>Front: 6.660m</p> <p>Side: 1.0m (LHS) 1.050m (RHS)</p> <p>Rear: 6.05m</p> | YES |
| 2.8 BUILDING DESIGN | <p>Contemporary built form</p> <p>C1 Contemporary architectural designs</p> | Refer to architectural plans | YES |

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| | <p>may be acceptable if:</p> <p>(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.</p> <p>(b) The proposed addition is not visually prominent from the street or from a public space.</p> <p>(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.</p> <p>C2 New building forms and design features shall not mimic traditional features but should reflect these in a contemporary design.</p> <p>C3 Access to upper storeys must not be via external stairs.</p> <p>C4 All dwellings must contain one kitchen and laundry facility.</p> <p>C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).</p> <p>C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.</p> | | |
| BUILDING ENTRIES | <p>C7 Entries to residential buildings must be clearly identifiable.</p> <p>C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.</p> <p>C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.</p> | <p>-Entry to building visible from the street frontage</p> <p>-Habitable room located to street frontage</p> <p>-Sight lines to the street from habitable room is not obscured</p> | YES |
| INTERNAL BUILDING LAYOUT | <p>C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.</p> <p>C12 The primary living area and principal bedroom must have a minimum dimension of 3.5m.</p> <p>C13 Secondary bedrooms must have a minimum dimension of 3m.</p> <p>C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.</p> | <p>-Minimum dimensions of living area and main bedroom 3.5m</p> <p>-Secondary bedrooms minimum dimension 3.0m</p> <p>-Additional storage provided</p> | |
| FACADE TREATMENT | <p>C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.</p> <p>C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.</p> <p>C18 Facades visible from the street should be designed as a series of articulating panels or elements</p> <p>C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.</p> <p>C20 The width of articulating panels shall be in accordance with the numerical requirements below: Facade Street elevation Side elevation Width of articulating panels (street) 4m to 6m / (side) 10m to 15m</p> <p>C21 Avoid long flat walls along street frontages - stagger the wall alignment</p> | Refer to architectural plans | YES |

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| | <p>with a step (not a fin wall or other protruding feature) of at least 0.5m for residential buildings.</p> <p>C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.</p> <p>C23 Incorporate contrasting elements in the facade - use a harmonious range of high-quality materials, finishes and detailing.</p> <p>C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.</p> | | |
| PAVILIONS | <p>C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.</p> <p>C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.</p> <p>C27 Pavilion elements shall have a depth between 10-15m.</p> <p>C28 Articulate upper storey pavilions with an additional side boundary setback and identify by separate roofs.</p> | <p>-The 2-storey proposal is a well-articulated design that minimizes bulk and scale</p> <p>-Facade does not exceed 25m</p> <p>-Second storey is well articulated with separated roofs and increased setbacks.</p> | YES |
| WINDOWS | <p>C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.</p> <p>C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.</p> <p>C31 Windows must be rectangular.</p> <p>C32 Square, circle and semi-circle windows are acceptable in moderation.</p> <p>C33 Vertical proportioned window openings can include multi-panel windows or multi panel doors.</p> <p>C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements: Individual dormers are no wider than 1.5m in width; Provide a minimum 2.5m separation between dormers; and Dormers do not extend encroach above the ridgeline of the building.</p> | <p>Refer to architectural plans.</p>  | YES |
| VENTILATION | <p>C36 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).</p> <p>C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.</p> | <p>-The proposal is well ventilated, designed with appropriate openable windows, ducted air conditioning, ducted fans and roof and eave vents.</p> | YES |
| 2.9 ROOF DESIGN & FEATURES | <p>C1 Use a simple pitched roof that accentuates the shape of exterior walls and minimises bulk and scale.</p> | <p>-Proposal has pitched roofs appropriate for bulk and scale.</p> <p>-The proposal roof form integrates</p> | YES |

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| | <p>C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.</p> <p>C3 Roof pitches are to be compatible and sympathetic to nearby buildings.</p> <p>C6 Parapet roofs that increase the height of exterior walls are to be minimised.</p> <p>C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.</p> <p>C6 Mansard roofs (or similar) are not permitted.</p> <p>C7 Pitched roofs should not exceed a pitch of 30 degrees.</p> <p>C8 Relate roof design to the desired built form and context.</p> <p>C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.</p> | <p>well into the existing streetscape and is sympathetic to nearby dwellings.</p> <p>-Pitched roof does not exceed 30 degrees</p> | |
| 2.10 SOLAR ACCESS & SHADOWING | <p>C1 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%.</p> <p>C2 Principal 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%.</p> | <p>-Primary living areas receive more than 3 hours of sunlight</p> <p>-Private open space receives more than 3 hours of sunlight</p> | YES |
| SOLAR ACCESS TO NEIGHBOURING DEVELOPMENT | <p>C3 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.</p> <p>C4 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.</p> <p>C5 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 of sunlight, then the proposed development must not reduce the existing level of sunlight.</p> <p>C6 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.</p> | <p>-Orientation of the site minimises overshadowing to the neighbouring property. 3 hours of sunlight is maintained in living area windows and private open spaces.</p> <p>-No solar panels are affected by the proposal</p> <p>-Clothes drying areas are not affected on neighbouring properties</p> | |
| SHADING DEVICES | <p>C7 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>C8 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,</p> | <p>-Alfresco located to north-western aspect of the site for increased shading to reduce heat load.</p> <p>-Eaves, awnings, alfresco, blinds or shutters used to prevent direct sunlight entering the building</p> <p>-Proposed to be built in accordance with BASIX & NATHERS certificate to maximise thermal performance.</p> | YES |

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| | <p>balconies, colonnades or external planting.</p> <p>C9 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.</p> <p>C10 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.</p> <p>C11 Avoid reducing internal natural daylight or interrupting views with shading devices.</p> <p>C12 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.</p> <p>C13 Use high performance glass with a reflectivity below 20%.</p> <p>C14 Minimise external glare by avoiding reflective films and use of tint glass.</p> <p>C15 Use of draft insulation around windows and doors.</p> | | |
| 2.11 VISUAL PRIVACY | <p>C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.</p> <p>C2 Minimise direct overlooking of rooms and private open space through the following:</p> <p>(a) Provide adequate building separation, and rear and side setbacks; and</p> <p>(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.</p> <p>C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:</p> <p>(a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or</p> <p>(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.</p> <p>C4 Screening of bedroom windows is optional, and dimensions are not restricted.</p> | <p>-Orientation of dwelling maximises visual privacy between buildings</p> <p>-Minimised direct overlooking of rooms and private open space through appropriate setbacks, Living rooms located at the rear.</p> | YES |
| 2.12 ACOUSTIC PRIVACY | <p>C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.</p> <p>C2 Bedroom windows in new dwellings that would be located at or close to ground level are raised above, or screened from, any shared pedestrian pathway.</p> <p>C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.</p> <p>C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)' published by the NSW Department of Planning.</p> | Refer to architectural plans | YES |

6.0 ENVIRONMENTAL EFFECTS

The proposed development has been evaluated with regard to the matters for consideration of section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) that have not been addressed elsewhere within this statement.

The Provisions of any Environmental Planning Instrument – 4.15 (1)(a)(i)

Consideration has been given to relevant Environmental Planning Instruments (EPI) above.
The proposed development is not inconsistent with any EPI.

The Provisions of any Draft Environmental Planning Instrument – 4.15(1)(a)(ii)

The proposal has been considered with regards to any Draft Environmental Planning Instrument.

The Provisions of any Development Control Plan – 4.15(1)(a)(iii)

Consideration has been given to the provisions of the relevant Development Control Plan. The proposed development is not inconsistent with the objectives or controls within any DCP.

The Provisions of any Planning Agreement – 4.15(1)(a) (iia)

Nonapplicable to this application.

The Provisions of the Regulations – 4.15(1)(a)(iv)

Nonapplicable to this application.

Likely Impacts of the Development – 4.15(1)(b)

| Likely Impacts | Assessment |
|-----------------------------|--|
| Context & setting | The proposal is appropriately located within the site and with respect to adjoining properties. |
| Access, Transport & Traffic | Any additional traffic generated by the proposed development would not create any adverse impact on the surrounding road network. |
| Public Domain | The proposal would not result in any adverse impacts to the public domain. |
| Utilities | The proposal will be connected to mains power, reticulated sewer and water. |
| Heritage | Not relevant to the subject site. |
| Other Land Resources | The proposed development would not alienate other uses within the site or on neighbouring sites and would limit the demands on other lands |
| Water Quality | Stormwater management to Council regulations. |
| Soils | The proposal has minimal soil disturbance |
| Air & Microclimate | The proposal is expected to have a negligible impact on the existing air quality and microclimate. |
| Ecological | There are negligible ecological impacts anticipated. |
| Waste | Waste generated will be handled through existing waste collection and recycling services, with additional services used on occasion |
| Energy | The proposed development incorporates applicable energy efficient design features. |
| Noise & Vibration | The proposal would have negligible impact on noise and vibration for the surrounding area. |
| Natural Hazards | Nonapplicable to the subject site. |
| Technological hazards | None exist in respect to this type of development. |

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| Safety, Security, & Crime & Prevention | The development is designed and located to ensure safety and security would be maintained. |
| Economic Impact in Locality | No adverse economic impact expected, and the proposal would not impact future economic viability of the locality. |
| Site Design & Internal Design | Commensurate to existing built form and context of surrounding urban locality. |
| Construction | To Council and NCC requirements. |
| Cumulative impacts | None are likely to result from this scale of development. |

Suitability of the Site for Development – 4.15(1)(c)

The subject site is considered suitable for the proposed development in this location. The SEE has demonstrated in detail that the site is suitable for the proposed development. In summary, suitability is achieved given:

- The proposed development is permissible and consistent with relevant objectives;
- The development will respect the existing and desired future character of the immediate and surrounding locality;
- There are no prohibitive constraints posed by the site or those adjacent

Submissions – 4.15(1)(d)

Should the proposal be notified in accordance with the requirements of Council's DCP, providing opportunity for the public to comment on the development, all reasonable concerns raised in any submissions will be considered.

Public Interest – 4.15(1)(e)

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

7.0 CONCLUSION

The application for development seeks assessment and consent under the provisions of section 4.15 of the Environmental Planning and Assessment Act 1979. The development is a permissible use of the land under the Canterbury-Bankstown Local Environmental Plan 2023 and displays compliance with the objectives and controls of the Canterbury-Bankstown Development Control Plan 2023 and State of environmental planning policy (affordable housing 2009). It is therefore submitted that Council favourably considers the proposed development, subject to conditions.