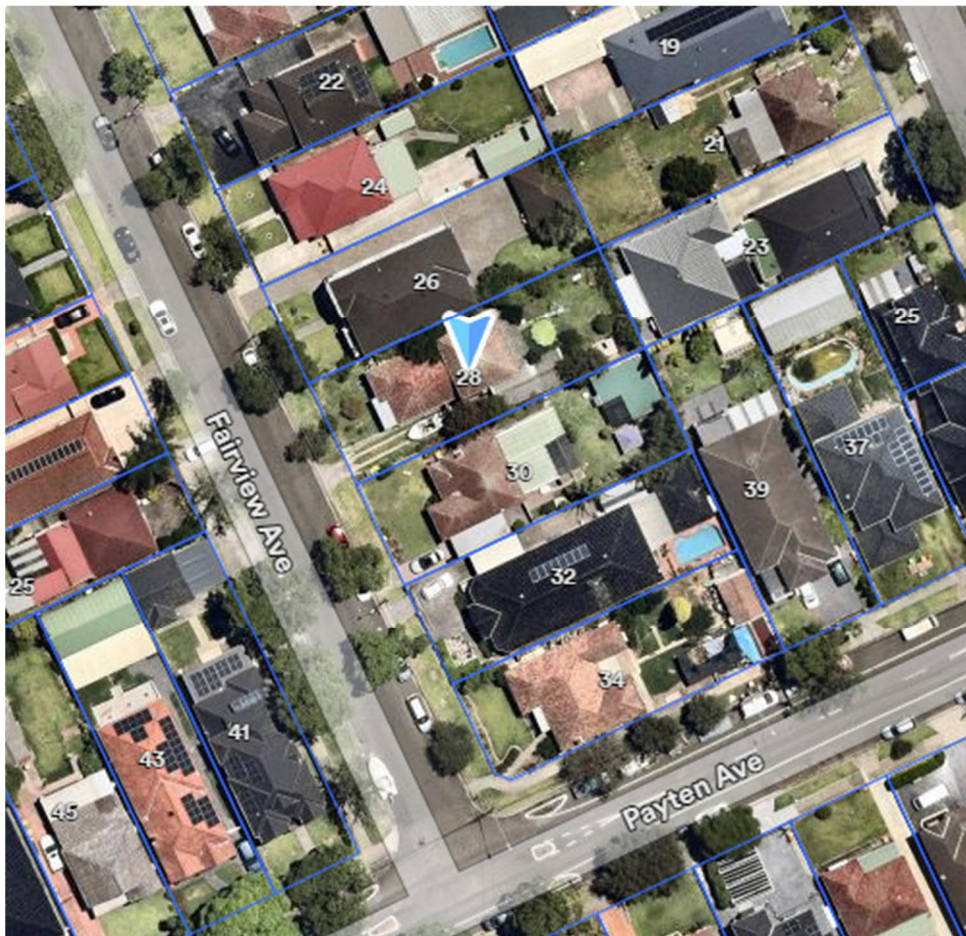


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Clarendon Homes
PO Box 7105
BAULKHAM HILLS NSW 2153

Site Address:
Lot 93 DP 12431
28 Fairview Avenue
ROSELANDS NSW 2196

Construction of a Two Storey Dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Canterbury-Bankstown Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a two storey dwelling containing five (5) bedrooms, upper leisure, guest, family and dining rooms, along with an attached garage and outdoor alfresco areas.

The site is rectangular in shape, with a frontage to Fairview Avenue, and a total land area of 581.2m². The site currently contains a dwelling to be demolished under a separate application. Some minor tree removal is required, with landscaping capable of being provided post construction to maintain suitable landscaped area.

The site is relatively level, with drainage to be directed to an appropriate system as per the Drainage Details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within an established residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Fairview Avenue.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Canterbury-Bankstown Local Environmental Plan 2023
- Canterbury-Bankstown Development Control Plan 2023

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Canterbury-Bankstown Local Environmental Plan 2023

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R3 Medium Density Residential pursuant to Clause 2.1 Canterbury-Bankstown Local Environmental Plan 2023.

The proposed development is defined in the plan as a '*dwelling house*', being '*a building containing only one dwelling*'.

The identified zone permits the construction of a '*dwelling house*' subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R3 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 developments are for a low-density residential development being compatible with the existing and future character of the locality. The buildings are designed to provide a high level of amenity for adjoining residents whilst considering the natural restraints of the site. The proposed dwelling will not interrupt any non-residential compatible uses.

The proposed dwellings are considered to meet the objectives of the R3 Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Building height – 9m	8.429m	Yes
Wall height – 7m	Max. <7m	Yes

Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
0.5:1	0.499:1	Yes

Clause 4.6 Exceptions to development standards

The proposed dwelling does not contravene the development standards.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

Clause 5.21 Flood Planning

The subject site has not been identified as being within a flood planning area as per the 10.7 Certificate.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within BLEP 2015.

(a)(ii) Relevant draft environmental planning instruments

There are no draft EPIs that affect the subject site.

(a)(iii) Relevant development control plans

Canterbury-Bankstown Development Control Plan 2023

Chapter 2 – Site Considerations

2.2 Flood Risk Management

The subject site has not been identified as being within a flood planning area as per the 10.7 Certificate.

Chapter 3 – General Requirements

3.2 – Parking

Dwelling houses are required to provide 2 spaces per dwelling. The proposed dwelling provides a double garage with two spaces provided.

Chapter 4 - Heritage

8.4.3 – Heritage Conservation Areas

Subject site is not within any heritage conservation area, is not identified as a heritage item and is not within the vicinity of any heritage items.

Chapter 5 – Residential Accommodation

5.2 Former Canterbury LGA

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>2.1 Min Lot Size and Frontage</u> Min. width – 15m Rectangular in shape	Existing allotment.	Yes
<u>2.2 Site Coverage</u> Floor area: Sites <450m ² - 300m ² Sites 450-599m ² - 330m ² Sites 600-899m ² - 380m ² Sites >900m ² - 430m ² Site Coverage: Sites <450m ² - 60% Sites 450-599m ² - 50% Sites 600-899m ² - 40% Sites >900m ² - 40%	298.8m ² 31.9%	Yes Yes
<u>2.4 Landscaping</u> Deep soils area: Sites <450m ² - 15% Sites 450-599m ² - 20% Sites >600m ² - 25%	>20%	Yes

Min. dimension – 2.5m	Min. 2.5m	Yes
At least half located within rear setback	Appropriate allocation of deep soil areas provided within rear setback area.	Yes
<u>2.4 Layout and Orientation</u> Orientate new development to maximise solar access and natural lighting. Site dwelling to avoid casting shadows onto neighbouring dwellings POS, living areas and solar cells. Provide natural ventilation. Site POS to avoid existing shadows cast by nearby developments.	North to rear corner, appropriate solar access and natural lighting provided given the orientation of the site. Shadows cast as a result of the development considered to be at levels anticipated for the area, particularly given the orientation of the sites. Shadows cast will move throughout the day and will provide suitable solar access to POS. Any northern facing windows are unlikely to be detrimentally impacted. Provided. Suitable location of POS area.	Yes Yes Yes Yes
<u>2.5 Height</u> Max. 2 Storeys Max. Wall height – 7m where LEP indicates 8.5m height Max. Wall height – 8m where LEP indicates 9.5m height. Max. FGL 1m Retaining walls Max. 3m on steep sites Max. 1m all other sites Cut and Fill Max 1m cut Max. 0.6m fill Engineers details required where cut / fill >1m.	Two storey dwelling. <7m at highest point. N/A <1m N/A – no retaining walls proposed. 0.5m cut Approx. 0.3m fill. Capable of complying.	Yes Yes N/A Yes N/A Yes Yes Yes

<p><u>2.6 Setbacks</u></p> <p>Lots <12.5m wide Front – Min. 5.5m from building line. Side – 0.9m Rear – 6.0m</p> <p><i>Lots >12.5m wide</i> Front – 6.0m or average of streetscape. Side – 1m Secondary Frontage – 2m Rear – 6m</p> <p><i>Outbuildings</i> External wall Height >2.7m min. 450mm setback. Wall height <2.7m may encroach.</p> <p><i>Exceptions</i> Articulation elements permitted to encroach 1.5m into front setback</p>	<p>N/A</p> <p>6m to dwelling.</p> <p>Min. 1.069m N/A 10.65m</p> <p>N/A – no outbuildings.</p> <p>N/A – porch and articulation behind front setback.</p>	<p>N/A</p> <p>Yes</p> <p>Yes N/A Yes</p> <p>N/A</p> <p>N/A</p>
<p><u>2.8 General Design</u></p> <p>Contemporary design acceptable where subject site or adjoining lots are not heritage listed.</p> <p>Entry and front door to be clearly identifiable from street.</p> <p>At least 1 habitable room within front façade.</p> <p>Principal living area and bedroom Min. dimension 3.5m.</p> <p>Secondary bedrooms min. dimension 3m.</p> <p>Address street frontage(s)</p>	<p>Suitable design of the façade is provided to ensure streetscape character is maintained.</p> <p>Entry and front door within front façade and clearly identifiable from the street.</p> <p>Habitable room located within front façade.</p> <p>Proposed living room >3.5m dimension. Primary Bed >3.5m min.</p> <p>Secondary bedrooms >3m.</p> <p>Proposed dwelling is considered to suitably address the street frontage through the location of the front portico and entry door.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Max wall length: Street façade – 4-6m Side elevations – 10-15m	Appropriate wall lengths and articulation provided to break up the walls.	Yes
<u>2.9 Roof Design and Features</u> Simple pitched roof in keeping with surrounding developments.	Pitched roof design.	Yes
Max. roof pitch – 30°	20 degree roof pitch proposed.	Yes
<u>2.10 Solar Access and Overshadowing</u> Primary living areas to receive min. 2hrs sunlight between 9am and 3pm on June 21 st .	North is located to the rear corner of the site, suitable northern solar access to study and master bedrooms, with reasonable solar access to rear POS area given orientation.	Yes
POS areas to receive min. 2hrs sunlight between 9am and 3pm on June 21 st to 50% of the area.	The POS areas are able to receive suitable solar access throughout the year.	Yes
Min 2hrs solar access to adjoining properties between 9am and 3pm on June 21 st .	Suitable dwelling design ensure suitable solar access to rear yards maintained.	Yes.
<u>2.11 Visual Privacy</u> Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site, and to minimise direct overlooking of rooms and private open space Narrow windows or raised sill heights to be used to limit overlooking.	Privacy between the dwellings and the adjoining sites is able to be achieved as living areas are orientated largely to the rear. Windows to the side elevations, have been suitably designed and setback to ensure minimal impact upon privacy of surrounding dwellings. Suitable setbacks and locations of the windows ensure the privacy between the dwellings and the POS areas will be maintained. Upper floor windows to the side are minimised, with bedrooms windows suitably setback and offset. Upper leisure room windows are provided with raised sill heights, located towards the front of the dwelling and suitably offset to ensure no overlooking of adjoining properties.	Yes

<u>2.12 Acoustic Privacy</u> Protect sensitive rooms from likely noise sources such as major roads or neighbouring living areas. Address all requirements in ' <i>Development Near Rail Corridors and Busy Roads (Interim Guideline)</i> '	Living areas and bedrooms have a suitable building separation distance to ensure acoustic privacy is maintained. N/A	Yes N/A
<u>2.13 Fences</u> Front fence max. 1.2m high. Side fencing max. 1.8m, but must taper between building line to front boundary to 1.2m.	Fencing not proposed as part of this application.	N/A
<u>2.14 Outbuildings and Swimming Pools</u> <i>Outbuildings</i> Max. height 4.8m Wall height 3.5m <i>Swimming Pools</i> Not to be located in front yard. Min. setback of 1m from side/rear boundaries.	No swimming pools or outbuildings.	N/A

* * *

Conclusion with respect to DCP requirements

The proposal is considered to reasonably satisfy the objectives of the relevant design provisions relating to dwellings as contained within the Canterbury-Bankstown Development Control Plan 2023.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed two storey dwelling and secondary dwelling will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an existing area designed for medium density housing. The site is within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling and detached secondary dwelling, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions Canterbury-Bankstown LEP 2023, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Canterbury-Bankstown Local Environmental Plan 2023 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing residential character of Roselands. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Local Consultancy Services Pty Ltd
February 2025