

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT:** *DEMOLITION OF EXISTING DWELLING & ANCILLARY STRUCTURES. CONSTRUCTION OF TWO STOREY DUAL OCCUPANCY WITH SWIMMING POOLS ASSOCIATED LANDSCAPING, FRONT BRICK FENCE AND TORRENS TITLE SUBDIVISION*

**ADDRESS:** *11 HAROLD STREET, MOUNT HUNTER, NSW, 2190*

**CLIENT:** *MR FEDDA*

**DATE:** *15 DECEMBER 2021*

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## **1.0 EXECUTIVE SUMMARY**

On behalf of our client and developer of the project above, we hereby lodge a Development Application and this Statement of Environmental Effects for the development for the demolition of existing dwelling & ancillary structures. construction of two storey dual occupancy with swimming pools associated landscaping, front brick fence and torrens title subdivision

The DA is accompanied by a site survey and site analysis plan, which illustrates the existing site characteristics such as topography, vegetation and location of amenities. A survey accompanies the application and illustrates the contours of the site with the existing services at **11 Harold Street, Mount Lewis.**

The Proposed development is an acceptable form of housing when good planning and urban design controls are established to guide the building industry. *Canterbury-Bankstown Council (formerly Bankstown City Council)* has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

The proposed design promotes best planning practice, resulting in a high-quality development that will enhance the amenity of the locality.

## **2.0 PROPOSAL**

The proposal as part of this application is for the demolition of existing dwelling & ancillary structures. construction of two storey dual occupancy with swimming pools associated landscaping, front brick fence and torrens title subdivision

## **3.0 SITE INFORMATION**

Our application pertains to a single allotment of land. The property is known as No. **11 Harold Street, Mount Lewis, NSW, 2190**. The site is currently known as lot 154 in Deposited Plan Number 35385. The site is irregular in shape measuring an arc length of 18.74m and 24.965m at the street frontage to the north-west and north of the site respectively. The southern rear boundary measure 41.73m. The side boundary to the east is measured at 24.1m. The site has an existing total area of 633.8sqm by survey.

The property is heavily affected by a fall from the northern boundary at towards the southern boundary measuring a fall of approximately 3m.

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## **4.0 LOCAL ENVIRONMENT PLAN 2015**

### **4.1 Zone Objectives**

The subject site is zoned residential R2 under the BLEP 2015. The

Proposed development is permissible with the consent of Council provided that the proposal satisfies the objectives of the environmental planning instrument. The proposed residential development will enhance the zone objectives in that:

- 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 development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.

### **4.2 Subdivision**

Stipulates the subdivision can be carried out with respect to dual occupancy development.

It is proposed to subdivide the development (Torrens Title)

LOT	FRONTAGE	AREA
LOT 11A	14.037m	303.34 sqm
LOT 11B	29.668m (Incl Arc)	330.48 sqm

### **4.2 Noise & Vibration**

The subject site is not located in close proximity to any known source of nuisance.

### **4.3 Contaminated Land**

It is unlikely that the subject site is contaminated, as it is in a residential locality and has not been used for purposes likely to contaminate the site.

### **4.4 Excavation & Filling**

Some site works are required to establish the basement parking level and single level ground floor slab level, and driveway facilities.

The proposed site works will not significantly affect inter-allotment drainage patterns. The review of determination does not affect nor is it affected by this aspect of the proposal.

### **4.5 Tree Preservation**

No existing trees are proposed to be removed from the subject site. It is necessary to plant new trees in the front yard to accommodate the proposed development, and trees in the back yard. However, it is proposed to remove one street tree to make way for the proposed new driveway.

The selection of new landscape planting indicated on the plan will maintain the existing theme along the street and enhance the future amenity of the locality.

**4.6 *Height Limits in Residential Zones***

A two-storey height limit for single dwelling developments. The proposed development is two-storey construction over a basement and the two storey development closely follows the slope of the land to minimize any impact on adjoining development and the streetscape in general. The proposal is compliant with regard to building height, maximum permissible levels and wall heights.

**4.7 *Floor Space Ratios***

A maximum FSR of 50% can be achieved for single dwelling developments without the garages. The proposed development has FSR of which complies with the requirements of this clause. The proposal is compliant with regard to FSR.

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### **5.0 Bankstown Development Control Plan 2015**

*All relevant numeric DCP requirements have been tabled and are provided as a control table attached.*

## **6.0 Other Requirements**

### **6.1 Energy Smart Homes**

The development has been specifically designed to maximize access to natural sunlight, with northern and western exposures to the side and rear elevation. The living areas and courtyards will receive excellent exposure to sunlight during the winter months. The dwelling achieves the minimum BASIX requirements. A BASIX certificate is submitted as part of this application for review for each proposed dwelling.

### **6.2 Waste Controls**

A Waste Management Plan will be submitted as a separate document to accompany the application. The review of determination does not affect nor is it affected by this aspect of the proposal.

### **6.3 Water Management**

A storm-water drainage plan has been provided with this application, which satisfies the objectives and requirements of this clause.

Erosion and sedimentation control measures are also shown on the drainage plans.

An updated stormwater plan has been provided as part of this review in determination that is consistent with the proposal.

Attempts have been made with neighbouring dwellings for the acquisition of a drainage easement, however, negotiations have been rejected.

### **6.4 Landscaping & Soft Soil**

A soft soil landscaping area has been provided at the rear of each allotment, which is consistent with the Council's "Block Principle". The selection of planting nominated in the landscaping plan achieves the objectives of this requirement.

A landscaping plan that is in line with the council controls has been submitted with the review of determination.

### **6.5 Visual & Acoustic Privacy**

Windows on the first floor levels have been located to minimize any loss of privacy, with bathroom and ensuite windows intended in facing the side boundary. Bedrooms windows are not considered to be primary sources for overlooking. The bathroom windows can be of opaque glass.

The small first floor balcony leading from the bedroom faces the street and will not cause any privacy concerns.

Acoustic privacy is maintained by appropriately positioning rooms in each dwelling, separation between adjoining development and the construction method of the walls will keep and maintain the noise in appropriate level.

Visual and acoustic privacy is maintained to be respected and is compliant of controls with amended architectural plans submitted as part of the review of determination.

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## **6.6 Safety & Security**

The development incorporates the principal of security by design by the provision of clearly visible entry points and living areas facing the street. The first floor balcony also provides opportunity for passive surveillance of the street. Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

Safety and security is maintained to be respected and is compliant of controls with amended architectural plans submitted as part of the review of determination.

## **6.7 Vehicular Access and Parking**

Three parking spaces have been provided for in the form of a single garage at grade. Garage has been designed in such a way that will allow for vehicles to park in tandem form in front setback of the driveways where the grade is less than 10% and is compliant with Australian Standards for off-street parking requirements.

There will be no additional traffic by the proposed development will have a minimal impact on the existing traffic conditions and servicing of intersections in the immediate locality.

Vehicular access is provided via Harold Street and is complaint to council's controls.

## **6.8 Streetscape**

The objective of this requirement is to enhance the built form, landscape and environmental conditions of the site in context with surrounding development.

The surrounding neighborhood is characterized by mixture of one and two storey dwellings and dual occupancy developments of varying building materials and architectural styles.

The proposed development will continue an already emerging trend for improvement with newer building forms and densities. A design has been selected that respects the bulk and scale of adjoining buildings, whilst maintaining a similar front setback ensures that the development will not adversely affect the existing affect amenity of the streetscape. Variation in the front elevation visually reduces the bulk and scale of the development.

Much consideration has been made to vary the architectural style of each attached dwelling to the point where the one development is unrecognizable to the other when viewed in the context of the street. This is to blend the proposed development into the existing built fabric and set a high architectural standard for future developments.

New landscaping will enhance the future amenity of the streetscape.

The architectural plans have been modified to suit council comments and concerns related to bulk and scale via the removal of first floor voids and the reallocation of floor space from the first floor to the ground floor. Additionally, the presentation of the proposed Dwelling A towards the adjacent corner of the west gives articulation and improves the streetscape by way of design that is provides interest on multiple elevations. The proposal removes blank walls or excessive lengths of wall that may be viewable from the street.

## **6.9 Building Form**

Variation in the front elevation of the development will visually reduce the bulk of the proposed development. Further, the height of the proposed development has been minimized by varied roof features, and by minimizing excavation at street level.

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It should be noted that the built form of the locality comprises buildings of varying height and scale therefore the proposed development will complement the existing character of the locality whilst setting a high architectural standard for future development.

The proposed design of the dual occupancy building has been created to provide interest and intrigue from any public view lines.

### **6.10 *Building Appearance & Design***

Council's DCP requires the following issues to be considered: Response to

- Position in the street, e.g., corner or mid-block. Clear identification of building entities.
  - Building form and rooflines need to be considered.
  - Garage structures must not dominate the street frontage
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### **6.11 Comments**

Given that the subject site is located in a "mid-block" situation, a substantial soft zone at the rear of each dwelling has been provided with exposure to natural sunlight.

Variations to the front facade visually reduce the bulk of the building and assist in giving the proposed dwelling in the development individual identity. A mirror image design has been avoided through the use of design features and by stepping the front elevation to ensure that the development has a similar appearance and respect to that of a single dwelling in the same street.

Thoughtful orientation of windows, doors and roof features has produced an aesthetically pleasing facade to the development that contributes to the amenity of the streetscape.

The proposed development is of a comparable bulk and scale to adjoining and surrounding development and not considered to be out of context.

The opportunities and constraints of the site have been considered and an option for development has been selected that minimized any adverse impacts on adjoining properties, as follows:

- Side boundary offsets have been provided in accordance with the DCP requirement;
- The height of the development is not considered to be excessive despite the east-west orientation of the block. All adjoining neighbors continue to receive adequate sunlight to private open spaces and living areas.
- Off-street car parking has been provided to each dwelling in accordance with the acceptable design options suggested in the DCP. Substantial landscaping will be provided in the front setback areas to soften the appearance of driveways.
- The development will be constructed in brick with a pitched of Colorbond but the roof feature will generally be free from visible sight due to the use of parapet walls. The proposed innovative contemporary design incorporates the effective use of decorative elements such as banding walls and well-defined entry porches.
- Presentation to the street is proposed and the design elements contrast the development to be different but complementary to the other dwellings in the locality.

### **6.12 Open Space**

Private open space has been provided in accordance with the requirements of the DCP (see -Control Table) and receives natural sunlight during the winter months

### **6.13 Statistical Assessment**

Boundary setbacks including sides and rear achieve the statistical and performance objectives a Council Codes, as does the landscaping and open space provisions.

Floor space ratio is below that specified by the Council's Code, and therefore in turn the dwelling is able to achieve both the nominated overshadowing criteria and privacy criteria as outlined within the statistical and performance objectives of Council's Code.

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<b>BANKSTOWN LEP &amp; DCP_ CALCULATION SHEET</b>				
<b>Dwelling A</b>				
<b>DESCRIPTION</b>	<b>PROPOSED</b>	<b>RELEVANT CODE</b>	<b>LIMIT</b>	<b>COMPLIANCE</b>
<b>TOTAL SITE AREA</b>	633.8m <sup>2</sup>	--	--	--
<b>SUBDIVISION</b>	303.34	DCP 5.3	Min 250m <sup>2</sup>	COMPLIES
<b>STOREYS</b>	2	DCP 5.4	Max 2 Storeys	COMPLIES
<b>FLOOR SPACE RATIO</b>	157.25m <sup>2</sup> 0.518:1	Bankstown LEP FSR map	0.5:1	COMPLIES
<b>BALCONY AT REAR</b>	N/A	DCP 5.22	Max width 1.5m	COMPLIES
<b>BUILDING HEIGHT</b>	7.78m (MAX)	Bankstown LEP Building height map	Max 9m	COMPLIES
<b>FRONT SETBACK</b>	5.5 Ground (MIN), 7.477m First Floor (MIN)	DCP 5.9 Front Setback	5.5m Ground, 6.5m First Floor	COMPLIES
<b>GARAGE SETBACK</b>	6.5m	DCP 5.31	6m if garage if forward of the building line	COMPLIES
<b>SIDE SETBACK</b>	GF: 5m (MIN) FF: 5m (MIN)	DCP 5.11 Side Setback	0.9m Up to wall height of 7m. 1.5m above wall height of 7m.	COMPLIES
<b>LANDSCAPING</b>	47.33m <sup>2</sup> (59%)	4.a.i) Landscaping for dual occupancy dwellings	Min 45% of frontage	COMPLIES
<b>PRIVATE OPEN SPACE</b>	98.73 m <sup>2</sup>	DCP 5.15 Private Open Space	Min 80m <sup>2</sup> / Dwelling	COMPLIES

<b>BANKSTOWN LEP &amp; DCP_ CALCULATION SHEET</b>				
<b>Dwelling B</b>				
<b>DESCRIPTION</b>	<b>PROPOSED</b>	<b>RELEVANT CODE</b>	<b>LIMIT</b>	<b>COMPLIANCE</b>
<b>TOTAL SITE AREA</b>	633.8m <sup>2</sup>	--	--	--
<b>SUBDIVISION</b>	330.48	DCP 5.3	Min 250m <sup>2</sup>	COMPLIES
<b>STOREYS</b>	2	DCP 5.4	Max 2 Storeys	COMPLIES
<b>FLOOR SPACE RATIO</b>	158.08m <sup>2</sup> 0.478:1	Bankstown LEP FSR map	0.5:1	COMPLIES
<b>BALCONY AT REAR</b>	N/A	DCP 5.22	Max width 1.5m	COMPLIES
<b>BUILDING HEIGHT</b>	8m (MAX)	Bankstown LEP Building height map	Max 9m	COMPLIES
<b>FRONT SETBACK</b>	5.5 Ground (MIN), 6.7m First Floor (MIN)	DCP 5.9 Front Setback	5.5m Ground, 6.5m First Floor	COMPLIES
<b>GARAGE SETBACK</b>	6.5m	DCP 5.31	6m if garage if forward of the building line	COMPLIES
<b>SIDE SETBACK</b>	GF: 0.959m (MIN) FF: 1.194m (MIN)	DCP 5.11 Side Setback	0.9m Up to wall height of 7m. 1.5m above wall height of 7m.	COMPLIES
<b>LANDSCAPING</b>	75.42m <sup>2</sup> (70%)	4.a.i) Landscaping for dual occupancy dwellings	Min 45% of frontage	COMPLIES
<b>PRIVATE OPEN SPACE</b>	86.49 m <sup>2</sup>	DCP 5.15 Private Open Space	Min 80m <sup>2</sup> / Dwelling	COMPLIES

## **8.0 SECTION 4.15 CONSIDERATIONS**

The following section provides an assessment of the proposed development in accordance with the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979.

*(1)Matters for consideration – general*

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the development application.*

*(a)The provisions of:*

*(i)any environmental planning instrument*

**The proposed works are permitted with the consent of Council under Bankstown Local Environmental Plan 2015.**

**The proposal meets the objectives and relevant development standards of the Bankstown Local Environmental Plan 2015 and accordingly, approval is supported as discussed in detail within this Statement of Environmental Effects.**

*(ii)any draft environmental planning instrument that is or has been placed on public exhibition*

**There are no Draft Local Environmental Plans applicable at this time.**

*(iii)any development control plan*

**The proposal accords with the relevant provisions of the Bankstown Local Environmental Plan 2015 and DCP as detailed within this Statement of Environmental Effects.**

*(iv)any matters prescribed by the regulations*

**The provisions of the State Environmental Planning Policies relating to BASIX have been addressed within this Statement of Environmental Effects.**

*(b)the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

*(i)Impact on the natural environment:*

**The proposed development will not have an adverse impact on the natural environment. The landscape in this area is that of an urban environment. While the existing dwelling takes up only a small portion of the site area, the works include new landscaping which will improve the appearance of the site from the streetscape.**

*(ii)Impact on the built environment:*

**The built form of the proposed development is appropriate to the site, in terms of its alignment and proportion. The siting of the proposed development is in keeping with other residential development in the area. The area contains a mix of older and newer housing of varying medium and high density scale stock, and the proposed built form will fit within the context and character of the local area.**

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**Overall, there are no unreasonable impacts created by this proposal, as detailed in this Statement of Environmental Effects.**

***(iii) Social and Economic impacts in the locality:***

**The proposed development will have a positive social outcome for the local area. The development will provide housing, including a portion of affordable housing, in an area that is well serviced by public bus routes and services.**

**The development will contribute to a greater housing choice within Mount Lewis and surrounds. The area is well serviced by public transport, schools and shops.**

***(c) the suitability of the site for development***

**The land is appropriately zoned to permit the proposed development and meets the objectives and controls of the zone for which it benefits**

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

**Not relevant at this time.**

***(e) the public interest***

**The public interest would be served by approval of this development, as it will provide for a well designed residential development which will provide greater housing choice. The site is located within an established residential area, which is well located to local shops and amenities.**

**It is considered that the proposed development is conducive to the policies of the State Government and Council. The proposed development does not result in any unreasonable impacts, as detailed in this Statement of Environmental Effects.**

**Under the circumstances of the case, it is considered that the proposed development is acceptable and should be supported.**

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**9.0 CONCLUSION**

The current strategy of Bankstown City Council, which encourages the provision of a variety of housing choice in the locality, is being promoted by the development. Council's DCP requirements and good planning principles have been incorporated in the design, which has resulted in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in Section 4.15 of the Environmental Planning and Assessment Act 1979, concluding that the development warrants approval. Should further information be required, please contact our office for assistance.

Thanking you in anticipation.

A handwritten signature in black ink, appearing to read 'Nasser Hussein', with a long horizontal flourish extending to the right.

Nasser Hussein  
B. Des Architecture (UTS)  
M. Architecture (UTS)