**STATEMENT OF ENVIRONMENTAL EFFECTS**

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| LOCATION AND PROPERTY DESCRIPTION |

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| DEVELOPMENT TYPE: Construction of a single storey dwelling with basement and pool. |
| LGA: Canterbury Bankstown |
| LEP: Bankstown LEP 2015 |

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| Street Number: 76 | Street: Lambeth Street | Suburb: Panania |
| LOT: 5 | DP NO: 14791 | Postcode: 2213 |
| Land use Zone: R2 | Proposed use: Residential | N/A |

**Description of Proposal:**

Construction of a single storey dwelling with basement and pool.

**Description of the site:**

The site is a rectangular shaped lot fronting Lambeth Street Panania. The land falls from the front boundary to the rear by approximately 800mm with a 12.19m frontage and 40.235M depth. The lot is in a residential area with surrounding residential dwellings.

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| **CONTEXT AND SETTING** |

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| **Will the development:** |

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| Be visually Prominent in the surrounding area? | The modern design with a feature façade will provide an aesthetically pleasing appeal to the property. |
| Be inconsistent with the existing streetscape or Council’s Setback policies? | NO. |
| Be out of character with the surrounding area? | No – single storey dwelling proposed. |

**Access, Traffic and Utilities:**

* Legal and practical access is available to the development.
* All services including power, water, electricity, sewer and telecommunication are readily available on site.
* Car Parking – basement parking proposed.

**Environmental Impacts:**

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| Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | During construction the likelihood of air pollution will exist. This will be managed via the erosion and sediment control plans and practice. |
| Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)? | Due to the slope of the land – during construction sediment control fencing will be placed at the rear and southern elevations. |
| Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? | No. |
| Does the development involve any significant excavation or filling? | Basement excavation – engineering plans to detail proposed method of retention. (IE shoring) |
| Could the development cause erosion or sediment run-off (during the construction period)? | Yes. |
| Is the development considered to be environmentally Sustainable (Including provision of BASIX Certificate where required)? | Yes – BASIX Certification to be included. |
| Is the development likely to disturb any aboriginal artefacts or relics? | No – not in an environmentally sensitive area. |
| Is the Development within a Heritage Conservation area? | No. |

**Flora and Fauna Impacts:**

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| Will the development result in the removal of any vegetation from the site? | Yes – one tree as shown on the survey in the northern elevation towards the back. |
| Is the development likely to have any impact on threatened species or native habitat? | No. |

**Bushfire Hazard:**

Nil.

**Stormwater Disposal:**

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| How will stormwater (from roof and hard standing) be disposed of? | Stormwater system to be installed with a connection to the street. A charged line will be required due to the fall of the land. |

**Social and Economic Impacts:**

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| Will the proposal have any economic consequences in the area? | No. |
| Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibration? | No. |
| Is the development situated in a heritage area or likely to have an impact of any heritage item or item of cultural significance. | No. |

**Flood Impact:**

N/a.

**4.2 Local Environmental Planning Instruments**

The site is within R2 Land zone under the Bankstown LEP 2015. The proposed development relates to the erection of a primary and secondary dwellings – which are permissible use under R2 zoning.

**4.3 Development Control Plans – Local Council Codes**

Bankstown DCP 2015

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| **B1-Residential Controls** |

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| **2.7 Building Setbacks** | **Proposed** | **Complies** |
| 2.7 The minimum setback for a building wall to the primary road frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey. | Front setback 5.5m | Yes |
| 2.9 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metres. | 986mm side setbacks | Yes |
| 2.12 Dwelling houses must provide a minimum 80m2 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 5 metres throughout. | POS of 82m2 provided In the back yard in the form of the alfresco, backyard and swimming pool area. | Yes. |
| 2.11 The basement level must not project beyond the ground floor perimeter of the dwelling house. | Basement contained within ground floor footprint. | Yes |
| 2.13 At least one living area must receive a minimum 3 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. | Design has addressed this requirement. | Yes. |
| 2.15 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 allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space. | Shadow diagrams demonstrate compliance – single storey dwelling proposed. | Yes. |
| 2.26 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages. | Basement Parking provided for 2 cars. | Yes |
| 2.31 Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species): (a) a minimum 45% of the area between the dwelling house and the primary road frontage; and | Area Infront of the building line achieves 45% landscape. | Yes. |