

# STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:  
McDonald Jones Homes  
62 Norwest Boulevard  
NORWEST NSW 2153

Site Address:  
Lot 6 DP 36587  
48 Hendy Avenue  
PANANIA NSW 2213

Construction of a Single Storey Dwelling.

## INTRODUCTION

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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 single storey dwelling containing four (4) bedrooms, home theatre, children's activities, and open family/living and dining room, along with an attached garage and outdoor alfresco dining area.

The site is irregular in shape, with an angled primary frontage to Hendy Avenue of 18.445m and a total land area of 625.8m<sup>2</sup>. The site currently contains a dwelling which is to be demolished under a separate application to Council, with a number of trees to be removed prior to the construction phase in order to site the proposed dwelling.

The site has a fall towards the front of the site, with drainage to be directed to an approved system as per the Hydraulic Engineer's 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 Hendy Avenue.

## ENVIRONMENTAL EFFECTS

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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:

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015

## 4.15 EVALUATION

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### (1) Matters for Consideration – general:

#### (a)(i) Relevant environmental planning instruments

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#### Bankstown Local Environmental Plan 2015

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 R2 Low Density Residential pursuant to Clause 2.1 Bankstown Local Environmental Plan 2015.

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 R2 Zone are:

- 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.

The proposed developments are for a low-density residential dwelling 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 dwellings are considered to meet the objectives of the R2 Zone.

#### Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
Dwelling House		
Building height – 9m	7.788m	Yes
Wall height – 7m	Max. 3.9m	Yes

Secondary Dwelling		
Building height – 6m	N/A	N/A
Wall height – 3m	N/A	N/A

Clause 4.4 Floor Space Ratio

Requirement	Provision	Compliance
0.5:1	0.46:1	Yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

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 5.11 Bush fire hazard reduction

The subject site is not identified to be bushfire prone land on Council's maps.

Clause 6.1 Acid Sulfate Soils

The subject site is not known to be affected by Acid Sulphate Soils.

Clause 6.3 Flood Planning

The subject site has not been identified as being within a flood risk precinct as per Councils 10.7 Certificate.

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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

The above refers to any “proposed instrument that has been or is the subject of public consultation under this act and that has been notified to the consent authority”.

The Draft Canterbury-Bankstown Local Environmental Plan does not appear to contravene the provisions under the Bankstown LEP with regards to dwellings houses in the R2 Zone. The proposed development will maintain the proposed objectives under the Draft plan and therefore appears to remain permissible.

The proposal is not inconsistent with the Draft LEP provisions.

### (a)(iii) Relevant development control plans

#### Bankstown Development Control Plan 2015

##### Part B1 – Residential Development

##### Section 2 Dwelling Houses

Requirement	Provision	Compliance
<u>Storey Limit</u> Max. 2 Storeys	1 Storey dwelling proposed.	Yes
Fill not to exceed 600mm unless contained within perimeter of dwelling of dwelling to a max. 1m above NGL.	All fill contained within DEB.	Yes
<u>Setback restrictions</u> Dwellings prohibited within 9m of an existing animal boarding facility.	N/A	N/A
<u>Setbacks to Primary and Secondary frontages</u> Primary frontage Ground – 5.5m  First – 6.5m  Secondary frontages Building wall – 3.0m Garages – 5.5m	Min. 5.5m to articulation.  N/A – Single storey dwelling  N/A	Yes  N/A  N/A

<p><u>Setbacks to side boundary</u>  Wall height &lt;7m – 0.9m  Wall height &gt;7m – 1.5m</p> <p>Basement levels must not project beyond the ground floor walls.</p>	<p>Min. 915mm  N/A</p> <p>N/A</p>	<p>Yes  N/A  N/A</p>
<p><u>Private Open Space</u>  Min. 80m<sup>2</sup> behind building line.  Min. dimension 5m</p>	<p>&gt;80m<sup>2</sup> provided behind the building line, provided along the western boundary to avoid being directly adjacent to the railway line. Min. 5m dimensions.</p>	<p>Yes</p>
<p><u>Access to sunlight</u>  Greater than 3hrs solar access to living area of subject residence and neighbours 8am to 3pm / Mid-winter solstice.</p> <p>Greater than 3hrs solar access to 50% of POS on subject site and neighbouring allotments 9am to 5pm / Equinox</p> <p>Overshadowing of existing solar panels should be avoided.</p>	<p>North to rear, appropriate solar access to habitable rooms of subject dwelling where capable, with adjoining property to receive adequate solar access given the appropriate height and compliant side setbacks provided.</p> <p>3hrs available to POS areas of proposed dwelling. 3hrs solar access to the POS of the adjoining dwellings is capable of being provided throughout the day.</p> <p>Proposed dwelling not anticipated to overshadow any existing solar panels.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>Visual Privacy</u>  Windows looking directly into living rooms or POS areas of neighbouring properties should be:</p> <ul style="list-style-type: none"> <li>- Offset or,</li> <li>- provided with a 1.5m high sill or,</li> <li>- provided with screening</li> </ul> <p>Upper floor side/rear balconies permitted where not accessed from living areas, &lt;1.5m wide and provided with screening.</p> <p>Roof top balconies are not permitted.</p>	<p>Windows have been appropriately offset and setback to ensure minimal privacy intrusion to neighbouring properties. Single storey nature of the dwelling ensures overlooking into adjoining properties is minimised.</p> <p>N/A – Single storey dwelling.</p> <p>N/A – No balconies proposed as part of this development.</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p>

<p><u>Building Design</u> Max. roof pitch – 35°</p> <p>Attic spaces to contain maximum of 2 rooms and a bathroom.</p> <p>Dormers to be &lt;2m wide, below ridge line and not dominate the roof plane.</p> <p>Development in foreshore areas must use non-reflective materials that area compatible with the natural characteristics of the area.</p>	<p>Max. 26° roof pitch.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><u>Building Design (Car Parking)</u> Car parking to be located behind the building line.</p> <p>At least 1 covered parking space.</p> <p>Setback 6.0m from primary or secondary street frontages if providing only one space.</p> <p>Garages to be integrated and does not dominate the façade.</p> <p>Triple garages only permitted on two storey dwellings where it is architecturally integrated with the upper storey.</p>	<p>Parking setback behind the building line.</p> <p>Space provided within attached double garage.</p> <p>Double garage setback 6m.</p> <p>Garage integrated within dwelling, appropriate articulation of front façade ensures garage is not a dominant feature.</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<p><u>Landscaping</u> Retain and protect significant trees where possible.</p> <p>Min. 45% landscaped area between dwelling and street</p>	<p>No trees are proposed for removal in order to site the proposed dwelling. Remaining vegetation on site is to be retained, with additional landscaping and vegetation to be provided upon completion of the construction phase.</p> <p>92.97sqm provided forward of the building line, which is &gt;45% of frontage</p>	<p>Yes</p> <p>Yes</p>

frontage.	area.	
At least 1 x 75L tree in front setback	Mature tree capable of being provided if considered necessary – Refer to landscape plan.	Refer to Landscape plan
In foreshore protection areas, native trees with a mature height of 12m to be planted adjacent to water bodies.	N/A	N/A

## Part B5 – Parking

### Section 2 – Off Street Parking

Council requires 2 parking spaces to be provided for the proposed dwelling. The development provides two parking spaces within the proposed double garage. The proposed parking arrangement is considered to meet the objectives of the control for dwelling houses.

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### 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 Bankstown Development Control Plan 2015.



(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 single storey 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 single storey dwelling, the subject of the application, 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 Bankstown LEP 2015, 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 Bankstown Local Environmental Plan 2015 and can satisfy the objectives of the relevant development control plan.

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



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