STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION

AT

105 ERNEST ST

LAKEMBA

PREPARED

BY

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared for Mrs Shahana Sattar the owner of property which is located at No.105 Ernest, Lakemba (the Site) by Nam Truong, Architect to accompany a Development Application (DA) to Canterbury Bankstown city Council.

This report has been prepared with reference to the following:

- *Architectural plans*
- *BASIX certificates*
- *Survey plan*
- *Stormwater plans*
- *Landscape plan*

1.1 Scope of Statement

The site is administered by Canterbury Bankstown city Council under Canterbury Local Environment Plan 2012.
Below is a summary of the relevant Development Controls and General Design Elements:

- Canterbury Local Environmental Plan 2012;
- Canterbury Development Control Plan 2012 as amended 30 Jan. 2017.
- Canterbury Contributions Plan 2013 as amended 30 Jun. 2017
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy No. 55 - Remediation of Land
  Under the SEPP a BASIX Certificate is required for submission with the development application for the proposal.
  A BASIX Certificate has been prepared and accompanies the application. Please refer to that certificate for the BASIX commitments of the proposal.

State Environmental Planning Policy No. 55 - Remediation of Land
This SEPP provides a state-wide practice for the remediation of contaminated land. Under clause 7 (1) (a) of State Environmental Planning Policy No. 55 – Remediation of Land, consideration has to be given as to whether the land is contaminated.
The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required under clause 7 (1) (b) and (c) of SEPP 55.

Together with the relevant matters set out in the terms of Environmental Planning and assessment act 1979 and other relevant Acts and Regulations.

The likely impacts of the proposal have been considered and the proposal is considered acceptable because it is:

- Suitable for the site,
- Able to provide positive social and economic impacts in the locality,
- Therefore, in the public interest.

No applications recorded

2. The Site

2.1 Site Description

The subject Site is legally known as Lot 17, DP4643, 105 Ernest St, Lakemba. The Site is occupied by a one storey timber cladding building and a fibro garage. The house having street frontage to Ernest St.
The site is rectangular with fall around 3.9m from East to West. The site has the boundary as follow 12.19m to the front and rear, 52.45m to the side boundary. It has right of way with the adjoin lot 18. Detail site condition as per the current survey plan.

The location of the Site is provided by the Map in below.

Image source SIX maps

2.2 Surrounding development

The subject site located between canterbury road and Edge St.

The site is located just South west of Ernest St

This section of the Ernest St is a mixed of single, double and residential flat building.

3. Description of the Proposal

3.1 Overview

The proposal seeks approval for the following works that aim to improve the living condition of the growing family.

- Demolition of the existing house and garage, construction a new 2 storey house with ground floor parking for 2 cars

The site is falling away from street front to the rear of the site the level different is around 3.8m. The house will have the apparent of 2 storey house when looking from the Ernest St.
The construction will be concrete block or similar to the basement, brick to the house and metal roof.

AREA CALCULATION	
TOTAL SITE AREA:	**639.37 SQM**
PROPOSED BASEMENT AREA:	71.45 SQM
PROPOSED GROUND FLOOR AREA:	133.59 SQM
PROPOSED FIRST FLOOR AREA:	106.86 SQM
TOTAL PROPOSED LIVING AREA:	311.90 SQM
PROPOSED F.S.R:	0.49/1
PERMISSIBLE F.S.R:	0.75/1
MINIMUM LANDSCAPE AREA:	30% EQUAL 191.81 SQM
PROPOSED LANDSCAPE AREA:	368.57 SQM

A more detailed assessment of the proposed changes is provided later in the report.

4. Statutory Planning Framework and Environmental Assessment

In accordance with section 79(C) of the Environmental Planning and Assessment Act the following section provides an appraisal of the proposed modification having regard to the statutory planning instruments that are applicable to this site.

4.1 Canterbury local environmental plan 2013

Zoning and permissibility

The site is zoned "R4 High Density Residential" under the provisions of the Canterbury Bankstown council. The proposed development is permissible in the zone and satisfies the general planning objectives of this zone which include.

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed works are considered suitable in nature and visual appearance and providing additional living space and will improve streetscape in keeping with the character and nature of adjoining properties and will be consistent with the nature of adjoining development.

4.2 Canterbury development control plan 2012 Part C

<table>
<tr><th>Relevant Control</th><th>Controls</th><th>Proposed</th><th>Compliance</th></tr>
<tr><td>Site Planning</td><td></td><td></td><td></td></tr>
<tr><td>Minimum Lot Size and Frontage</td><td>C1 The minimum primary street frontage width for dwelling houses is 15m.
C2 Lots must be generally rectangular.
C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.
C4 The minimum width of access corridors serving internal or battle-axe lots is:
(a) 3m when serving single lot;
(b) 4m when serving two lots; and
(c) 5m when serving more than two lots.
C5 A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.
C6 The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:
(a) Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart.
(b) Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.
C7 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.</td><td>The proposed no change to the existing street frontage</td><td>N/A</td></tr>
<tr><td>Site Coverage</td><td><table><tr><th>Site Area</th><th>Maximum Area of Building Footprint</th><th>Maximum Floor Area of all Outbuildings</th><th>Maximum Site Coverage of all Structures on a Site</th></tr><tr><td>Up to 449m^2</td><td>300m^2</td><td>30m^2</td><td>60%</td></tr><tr><td>450m^2 to 599m^2</td><td>330m^2</td><td>45m^2</td><td>50%</td></tr><tr><td>600m^2 to 899m^2</td><td>380m^2</td><td>60m^2</td><td>40%</td></tr><tr><td>900m^2 or above</td><td>430m^2</td><td>60m^2</td><td>40%</td></tr></table></td><td>Proposed Building foot print 236m2
Max site coverage 255.6m2 = 40%</td><td>Yes</td></tr>
<tr><td>Landscaping</td><td>C1 Deep soil permeable areas must be provided in accordance with the table below:<table><tr><th>Site Area</th><th>Minimum Deep Soil Area (% of site area)</th></tr><tr><td>Up to 449m^2</td><td>15%</td></tr><tr><td>450m^2 to 599m^2</td><td>20%</td></tr><tr><td>600m^2 or above</td><td>25%</td></tr></table>Table C1.2: Minimum Deep Soil Areas
C2 Deep soil areas must have a minimum dimension of 2.5m.
C3 For dwelling houses on lots with a street frontage greater than 12.5m, 50% of the deep soil area should be located adjacent to the rear boundary.</td><td>Proposed minimum deep soil of 159.6 Sqm =25% of site area
Proposed deep soil to the rear of the site of 246 m2 = 38.5% of the deep soil area</td><td>Yes</td></tr>
</table>

<table>
<tr><td>Building Envelope</td><td></td><td></td><td></td></tr>
<tr><td>Floor Space Ratio</td><td>Floor Space Ratio Map
Permissible FSR of 0.75/1</td><td>Proposed FSR of 0.49/1</td><td>Yes</td></tr>
<tr><td>Height</td><td>C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:

(a) A maximum two storey built form.

(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.

(d) 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.</td><td>The site is slope from the front to the rear, the proposed wall high are between 6. m to 7. m, average wall height approximate 7 m</td><td>Yes</td></tr>
<tr><td>Setbacks</td><td><u>Front, Side and Rear Setbacks</u>

C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.

C2 Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:

<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td>• Minimum setback of 5.5m from the front boundary.
• Maximum 2m recess for the main entrance from the front building line.
• Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.</td></tr><tr><td>Side Setbacks</td><td>• Minimum setback of 900mm from side boundaries.
• Alterations and additions may be in line with the existing ground level walls.</td></tr><tr><td>Rear Setbacks</td><td>• Minimum setback of 6m from the rear boundary.</td></tr></table>Table C1.3: Dwelling Houses with frontage of 12.5m or less

<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Front Setback</td><td>• Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site.</td></tr><tr><td>Side Setbacks</td><td>• Minimum setback of minimum setback of 1m from side boundaries.
• Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).</td></tr><tr><td>Rear Setbacks</td><td>• Minimum setback of 6m from the rear boundary.</td></tr></table>Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater

<table><tr><th>Setback</th><th>Controls</th></tr><tr><td>Side Setbacks</td><td>• External wall height over 2.7m a minimum setback of 450mm from the side boundary.
• External wall height not exceeding 2.7m may encroach into the minimum setback area.</td></tr></table>Table C1.5: Outbuildings (including alterations and additions)</td><td>The lot width is 12.19m.
The proposed front setback of 7m, 1m setback to the south boundary and 1.5m setback to the north side boundary.</td><td>Yes</td></tr>
<tr><td>Building Design</td><td></td><td></td><td></td></tr>
<tr><td>General Design</td><td><u>Contemporary Built Form</u>

C1 Contemporary architectural designs may be acceptable if:

(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours.

(b) The proposed addition is not visually prominent from the street or from a public space.

(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP.</td><td>The proposed new dwelling house with modern built form, the site is not located within the heritage or conservation area, the proposed façade in accordance with the control of this DCP There are a number of newly built and recently built with modern design.</td><td>Yes</td></tr>
</table>

	C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design. C3 Access to upper storeys must not be via external stairs. C4 All dwellings must contain one kitchen and laundry facility. C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary). 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. Building Entries C7 Entries to residential buildings must be clearly identifiable. C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways. C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety. C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.	The proposed entrance have been designed clearly visible from the street, the formal living/dining room is position at street front.	
	Internal Dwelling Layout C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. C12 The primary living area and principal bedroom must have a minimum width of 3.5m. C13 Secondary bedrooms must have a minimum width of 3m. C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards. Façade Treatment C15 Development on corner lots must address both street frontages through façade treatment and articulation of elevations. C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating. C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows. C18 Facades visible from the street should be designed as a series of articulating panels or elements. C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.	The proposed internal layout have been careful design to accommodate all the requirements of the large family, all rooms will have the dimension larger than the minimum requirements of this DCP. The façade design has been carefully selected a suitable material with non- reflective materials, the façade will have the front porch.	

	C20 The width of articulating panels shall be in accordance with the numerical requirements below: **Facade** | **Street Elevation** | **Side Elevation** Width of articulating panels | 4m to 6m | 10m to 15m Table C1.6: Width of articulating panels C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings. 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. C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing. C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment. <u>Pavilions</u> C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk. C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements. C27 Pavilion elements shall have a depth between 10-15m. C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.		
	<u>Windows</u> C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows. C30 Large windows should be screened with blinds, louvres, awnings or pergolas. C31 Windows must be rectangular. C32 Square, circle and semi-circle windows are acceptable in moderation. C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors. C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements: (a) Individual dormers are no wider than 1.5m in width;	All windows are rectangular and will have screened with blinds, no dormer window is proposed.	
	(b) Provide a minimum 2.5m separation between dormers; and (c) Dormers do not extend encroach above the ridgeline of the building. <u>Ventilation</u> 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). 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.	The ventilation have been in cooperated to the design of window to allow cross ventilation.	

Roof Design and Features	C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets. C3 Roof pitches are to be compatible and sympathetic to nearby buildings. C4 Parapet roofs that increase the height of exterior walls are to be minimised. C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building. C6 Mansard roofs (or similar) are not permitted. C7 Pitched roofs should not exceed a pitch of 30 degrees. C8 Relate roof design to the desired built form and context. C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.		Yes
Amenity			
Solar Access and Overshadowing	Solar Access to Proposed Development C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June. C2 Principle areas of private open space must receive a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June to at least 50% of the open space surface area. C3 Dwellings in or adjoining industrial zones must comply with the following: (a) At least one living room window and at least 50% or 35m2 with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space. (b) Receive a minimum of 2 hours sunlight between 9:00 am and 3:00 pm on 21 June. (c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%. Solar Access to Neighbouring Development C4 Proposed development must retain a minimum of 2 hours of sunlight between 9.00am and 3.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. C5 If a neighbouring dwelling currently receives less than 2 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property. C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following: (a) Systems must receive at least 2 hours of direct sunlight between 9.00am and 3.00pm on 21 June. (b) If a system currently receives less than 2 hours sunlight, then the proposed development must not reduce the existing level of sunlight. C7 Clothes drying areas on adjoining residential properties must receive a minimum of 2 hours of sunlight on 21 June. Shading Devices C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter. C9 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, balconies, colonnades or external planting. C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.	The proposed has been consider to minimise the impact of over shadowing to the adjoining property. The adjoining property received full sunlight from 11am to 3 pm on 21 June.	Yes

	C11 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. C12 Avoid reducing internal natural daylight or interrupting views with shading devices. C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection. C14 Use high performance glass with a reflectivity below 20%. C15 Minimise external glare by avoiding reflective films and use of tint glass.		
Visual Privacy	C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. C2 Minimise direct overlooking of rooms and private open space through the following: (a) Provide adequate building separation, and rear and side setbacks; and (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. C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling: (a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or (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. C4 Screening of bedroom windows is optional and dimensions are not restricted.	The proposed dwelling have no visual impact on the adjoining property.	Yes
Acoustic Privacy	C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas. C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp. C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.	Acoustic privacy has been considered and implement to the design, the proposed dwelling will have a decent setback away from adjoining property.	Yes
Fences and Ancillary Development			
Fences	C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary. C2 Front fences within the front boundary setback are to be no higher than 1.2m. C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m. C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m. C5 Front fences shall not be taller than 1.2m. C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary. C7 Landscaping should not include visually solid hedges that may conceal intruders.	No change to the existing side fences. New front fence with the high of 1200mm to comply with this control.	Yes
Outbuildings and Swimming Pools	<u>Outbuildings</u> C1 Development for the purposes of outbuildings must not exceed the following numerical requirements: (a) A maximum height of building of 4.8m for any outbuilding. (b) A maximum external wall height of 3.5m for any outbuilding. <u>Swimming Pools</u> C2 Swimming pools must not be located within any front setback. C3 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.	No out building or swimming is proposed	N/A

4.4 State Environmental Planning Policy BASIX

BASIX is applying to this proposed development.

5. CONCLUSIONS

The proposed development addressed by this statement involves Demolition of the existing house and garage, construction a new 2 storey house with ground floor parking for 2 cars.

In summary, the proposed works will significantly improve the overall amenity of the dwelling above without negatively impacting on the neighbours or the character of the streetscape. The proposal will cause no adverse environmental impacts on the locality and we trust council will support the application make a prompt assessment of the proposal.