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STATEMENT OF ENVIRONMENT EFFECTS

298 Edgar Street Condell Park, NSW 2200
July 2022

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July 2022

Statement of Environment Effects

298 Edgar Street Condell Park, NSW 2200

EXECUTIVE SUMMARY:

This Statement of Environmental Effects is prepared in support of a Development Application for the proposed alterations and additions.

This site is located within an established low density residential area. This site is zoned R2 Low Density Residential as per the Bankstown Local Environmental Plan 2015.

Refer to the below images illustrating the context and zoning of the site:



IMAGE 1: Subject Site - Aerial Map (GoogleEarth)

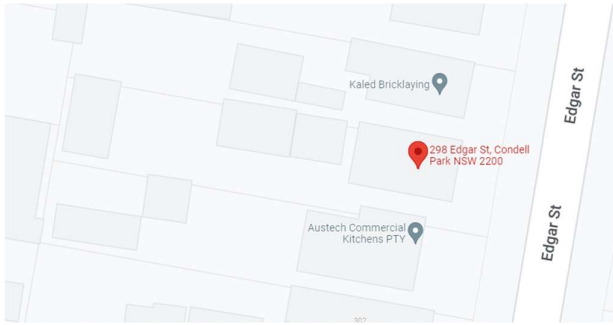


IMAGE 2: Subject Site – Street Map (Google Maps)



IMAGE 3: Subject Site – Street View (Google Street View)

DESCRIPTION OF PROPOSAL:

The subject Development Application seeks approval for alterations and additions (connection of the principle dwelling and existing structure)

Architectural plans, Basix certificate and the Waste management plans, for the proposal have been prepared by Astley Homes, while the below listed reports have been prepared by suitable qualified consultants:

1. Drainage Concept Plan

Design consideration has been given to the scale, size, and form of the proposal in relation to the unique characteristics of the site, as well as other developments and the existing character of the area. Design considerations has also been given to residential amenity including aspects such as privacy and solar access for both future residents of the proposal and those of surrounding properties.

SITE & LOCALITY:

The subject site is known as 298 Edgar Street Condell Park NSW 2200 in Zone R2 Low Density Residential area. The lot has a rectangular shape with an area of 990sqm.

A double storey dwelling, detached garage and a detached secondary dwelling currently exist on site. The slopes slightly down towards the street.

The locality consists of low density residential dwellings of mixed age and architectural style varying from single storey and two storey residential dwellings is nearby a business park, local centres, and community facilities. The site is bound by residential use.

There are no heritage restrictions on the site or within immediate proximity.

CONSIDRATION OF RELEVANT PLANNING DOCUMENTS:

The following summarises the relevant planning controls applicable to the proposal and its compliance with each.

1. State Environmental Planning Policy – BASIX

The application has been assessed and is accompanied by a complying BASIX report. See attached BASIX report for detail.

2. State Environmental Planning Policy No. 55 – Contaminated Land

Given the historical use of this site as residential land, land contamination is not likely. Further investigation and reporting under SEPP 55 is not considered necessary. If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline documents will be undertaken.

3. BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

The subject site is zoned R2 Low Density Residential under the provisions of Bankstown Local Environmental Plan 2015. The proposed development defined as 'alterations and additions' and is permissible with Council's development consent.

The development proposal is also consistent with the prescribed zone objections which are stipulated as:

Zone R2 Low Density Residential

1. Objectives of zone

- 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. Bankstown Development Control Plan 2015

5.

The relevant DCP controls have been considered in the following compliance table.

Bankstown Development Control Plan 2015 – Compliance Table			
CLAUSE	REQUIREMENT	POPOSED	COMPLIES
Subdivision			
2.1	Council may allow the subdivision of land to create not more than 4 battle–axe lots, provided that the average area of the lots, exclusive of any access corridor, is not less than 450m ² , and each lot contains a rectangle with sides of 10 metres and 15 metres behind the setbacks of the proposed dwelling house.	The proposed dwelling does not have any subdivision.	YES
2.2	(a) a single battle–axe lot, the minimum width of an access handle is 3.5 metres; or (b) 2 or more battle–axe lots, the minimum width of an access handle is 3.5 metres plus a passing bay at 30 metre intervals. Vehicle access to battle–axe lots must be provided via access handles and not rights–of–way.	N/A	YES
Storey limit (not including basements)			
2.3	The storey limit for dwelling houses is 2 storeys. In addition, dwelling houses in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.	The proposed dwelling is double story.	YES
2.4	The siting of dwelling houses and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	N/A	YES

2.5	Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: (a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dwelling house to a height no greater than 1 metre above the ground level (existing) of the allotment.	N/A	YES
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Setback Restrictions

2.6	2.6 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.	There is no animal boardings nearby.	YES
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Setbacks to the primary and secondary road frontages

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	The wall setback is within 5.5 metres for the single-story dwelling.	YES
2.8	The minimum setback to the secondary road frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	There is no secondary road frontages.	YES

Setback to the side boundary

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 metre.	The boundary allotment is within 0.9 metres	YES
2.10	For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	All walls have less than 7 metres of height.	YES
2.11	The basement level must not project beyond the ground floor perimeter of the dwelling house.	There is no basement level.	YES
Private Open Space			

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.	There is an 80m2 private open space located within the site, behind the front building line.	
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Access to Sunlight

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.	At least one living area receives a minimum of 3 hours of sunlight between 8am and 4pm on the mid-winter solstice as shown on the shadow diagrams.	YES
2.14	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	At least one area of the adjoining allotment receives 3 hours minimum of sunlight per day.	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.	N/A	YES
2.16	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.	Neighbouring properties do not have any existing solar hot water systems, photovoltaic panels or any other solar collectors on their properties and as well as on the allotment.	YES

Visual Privacy

2.17	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or Bankstown City Council Bankstown Development Control Plan 2015–Part B1 8 March 2015 (Amended December 2019) (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	No proposed window changes on level 1	YES
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2.18	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the	No proposed window changes on level 1	YES
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	window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.		
2.19	Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.		YES
2.20	Council does not allow dwelling houses to have roof-top balconies and the like.	There are no roof top balconies on the proposed plans.	YES
Building Design			
2.21	The maximum roof pitch for dwelling houses is 35 degrees.	The proposed dwelling has a roof degree of less than 35 degrees.	YES
2.22	Council may allow dwelling houses to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.	There is no attics in the proposed dwelling.	YES
2.23	The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and Bankstown City Council Bankstown Development Control Plan 2015–Part B1 9 March 2015 (Amended December 2019) (c) must not exceed a width of 2 metres; and	There are no dormers in the proposed dwelling.	YES

	(d) the number of dormers must not dominate the roof plane.		
2.24	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	There are no reflective materials in the proposed dwelling.	YES

Building Design (Car parking)			
2.25	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.	N/A	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.	The proposed dwelling consist of at least 1 covered car parking space within the detached garage	YES
2.27	Despite clause 2.26, Council may allow an existing dwelling house (approved prior to 21 October 1997) to erect a carport forward of the front building line solely where: (a) two car parking spaces behind the front building line is not possible due to the side boundary setbacks being less than 3 metres; and (b) the carport achieves a high quality design with a pitched roof that complements the dwelling house; and (c) the carport is setback a minimum 1 metre from the primary and secondary frontages.	N/A	YES

2.28	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	N/A	YES
2.29	Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided: (a) the building is at least 2 storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.	N/A	YES
Landscaping			
2.30	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	N/A	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 (b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and (c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer		YES

	to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.		
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Air & Noise

The proposed alterations and additions has no significant impact to the existing noise environment and air quality.

Heritage

There are no heritage restrictions on the site or within immediate proximity.

SITE SUITABILITY:

The site has been assessed as being suitable for alterations and additions.

- The proposal is permissible with consent within the R2 Low Density Residential zone under the provisions of Bankstown Local Environmental Plan 2015,
- The site area is in compliance with the minimum requirements for lot size for alterations and additions as per the Bankstown Local Environmental Plan 2015 (Clause 4.1A),
- The proposal has been designed in accordance with the principals of the Bankstown Local Environmental Plan 2015 and Development Control Plan 2015,

It is determined that the site is suitable for the proposal

CONCLUSION:

This Statement of Environmental effects has been prepared to support the development application for alterations and additions at, 298 Edgar Street Condell Park NSW 2200

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

RECOMMENDATION:

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment.