**STATEMENT OF ENVIRONMENTAL EFFECTS**

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| **LOCATION AND PROPERTY DESCRIPTION** |

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| DEVELOPMENT TYPE: Residential  |
| LGA: CANTERBURY-BANKSTOWN |
| DCP: Bankstown DCP 2015 |

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| Street Number: 20 | Street: Buist St | Suburb: Yagoona |
| LOT: 4 | DP NO: 224188 | Postcode: 2199 |
| Land use Zone: R2 | Proposed use: Construction of a secondary dwelling. | Sub-division: N/A. |

Bird Eye View:



**Description of Proposal:**

Demolition of existing structures and construction of 4 multi dwellings x2 double storey and x2 single storey.

**Description of the site:**

The site is a rectangular lot with a 20.115m frontage facing Barremma Rd, Lakemba. There is currently a single storey fibro dwelling on site with a slight fall towards the street. There is also a detached carport and metal shed on site. The site depth is 50.29m. This site is zoned R3 with the following permissible use for R3 zoning as per the Canterbury LEP 2012:

**Zone R3   Medium Density Residential**

**1**   **Objectives of zone**

•  To provide for the housing needs of the community within a medium density residential environment.

•  To provide a variety of housing types within a medium density residential environment.

•  To enable other land uses that provide facilities or services to meet the day to day needs of residents.

**2**   **Permitted without consent**

Home occupations

**3**   **Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture

**4**   **Prohibited**

Any other development not specified in item 2 or 3

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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 development will improve the visual aesthetics of the street. However the bulk and scale of the development will not be inconsistent as the adjoining property shares a very similar layout. |
| Be inconsistent with the existing streetscape or Council’s Setback policies? | No.  |
| Be out of character with the surrounding area? | No. |

**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.
* Off-street car-parking available for each dwelling in the form of a lockup single garage.

**Environmental Impacts:**

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| Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | Standard construction pollution will be generated and mitigated through implementation erosion and sediment control. |
| Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)? | No. |
| 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? | No. |
| Is the development considered to be environmentally Sustainable (Including provision of BASIX Certificate where required)? | Yes. Building setup complies with the BCA/NCC Volume 2. BASIX provided. |
| 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- Arborist report to be provided. |
| 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 Plans provided. |

**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 – obscure glazing will be provided where window sill height is lower than 1.5m facing a neighbouring property with less than 2m setback. (1st floor) |
| Is the development situated in a heritage area or likely to have an impact of any heritage item or item of cultural significance. | No. |

**Canterbury DCP 2012**

**Part C – Residential Accomodation**

**C3 – Multi Dwelling Housing and attached dwellings.**

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| **Control** | **Proposal** | **Compliance** |
| **C3.2.1 Minimum Lot Sizes and Frontage:**Controls Multi dwelling housing and attached dwellings must have a street frontage. The minimum primary street frontage width for multi dwelling housing and attached dwellings is: (a) 27m for development along major roads; or (b) 20m for development any local road. | **Proposed 20.115M frontage** | **Y** |
| **C3.2.3 Private Open Space:**C1 Attached Dwellings and Multi Dwelling Housing must provide 40m² of private open space per dwelling. C2 Private open space must include an area 2.5m by 2.5m suitable for outdoor dining facilities. C3 Private open space must be located adjacent to the main living areas, such as a living room, dining room or kitchen. C4 The principal area of open space for each dwelling may comprise a combination of privacy-screens, sun-shading devices and landscaped areas. C5 Be designed to prevent direct overlooking from a public space, communal place or from neighbouring buildings. C6 Be designed to accommodate both recreation and service activities. C7 Include a suitably screened area for clothes drying facilities. C8 Be oriented to provide maximum exposure to midwinter daylight whilst optimising privacy.Ground Level Design C9 Private open space at ground level must be a minimum of 4m in any direction for attached dwellings and multi dwelling housing. C10 Private open space at ground level shall have a maximum gradient of 1:50. C11 Ensure that balconies, verandas or pergolas do not encroach upon any required deep soil area.Balconies C12 Design and detail the balcony to take advantage of local climate and context. C13 Where practical face balconies predominantly north, east or west to optimise solar access. C14 Orient balconies towards views of local neighbourhoods, prominent open spaces and district city skylines. C15 Use sun screens, pergolas, shutters and operable walls to control sunlight and wind. C16 Consider operable screens, or operable walls/sliding doors with a balustrade where noise or high winds exclude completely open balconies. C17 Consider cantilevered, partially cantilevered or recessed balconies in response to requirements for daylight access, wind protection, acoustic and visual privacy. C18 Where practical, limit the depth of a balcony so that it does not prevent sunlight entering the apartment below. C19 Design balustrades to allow views and passive surveillance of the street while providing for safety and visual privacy. Use a proportion of solid to transparent materials to address sight lines from the street, public domain or adjacent development. C20 Use screening devices to obscure seated persons, clothes drying areas, bicycle storage or air conditioning units from public view. C21 Provide additional amenity and choice with a secondary balcony or operable wall with balustrades adjacent to bedrooms. | * **POS min achieved with a 2.5x2.5m dining area in the form of an alfresco provided per dwelling. Designed to achieve max daylight exposure and minimize privacy through the allocation of the POS at the rear of the property.**
* **Balconies provided for the front 2 units which are street facing.**
 | **Y** |
| **C3.2.4 Layout and Orientation:**C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building’s heat load. C2 Site the development to avoid casting shadows onto neighbouring dwelling’s primary living area, private open space and solar cells. C3 Coordinate design for natural ventilation with passive solar design techniques. C4 Site new development and private open space to avoid existing shadows cast from nearby buildings. C5 Site a building to take maximum benefit from cross-breezes and prevailing winds. C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation. | * **Design addresses controls – all dwellings are oriented facing the street with habitable rooms facing the front for increased passive surveillance. Sufficient setback provided internally via drive-way to allow for improved breeze and less shadow casting.**
 | **Y** |
| **C3.3.1 Floor Space Ratio:****05:1 as per LEP** | **FSR Proposed: 478m2 – total allowed 505.75m2.** | **Y** |
| **C3.3.2 Height:**Height Development for the purposes of multi dwelling housing must not exceed the following numerical requirements: (a) Maximum height of one storey where the building is located more than 20m (in addition to the required front setback) or a distance of 65% of the total length of the allotment, as measured from the front boundary (whichever is the greater). (b) Maximum height of two storeys except in locations stated in (a) above. (c) Two (2) storey dwellings may be permitted at the rear of an allotment in R3 zones only where that part of the site faces an industrial development, a road, a railway line or an area of open space. (d) Maximum external wall height of 3.8m where the one storey restriction applies. (e) Maximum external wall height of 7m where two storeys are permitted and the height of buildings under the LEP is 8.5m1. Maximum of two (2) storeys and 7m maximum external wall height, where the height of buildings under the LEP is 8.5m. (b) Maximum three (3) storeys and 10m
2. Attics and Roof Terraces C4 Attics and mezzanine floors do not comprise a storey. C5 Roof top terraces are not acceptable on any building or outbuilding in any residential zone. maximum external wall height, where the height of buildings under the LEP is 11.5m.
 | **Height Proposed: 7.05M Double Storey****Wall Height Proposed: 3.45m Single Storey****Wall Height Proposed: 6.1M Double Storey** | **Y** |
| **Cut and fill – Development Without Basement Parking C13 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building. C14 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level. C15 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building. C16 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers’ reports.** | **Cut and Fill contained to the allowed parameters.****No excessive cut-fill introduced to the site.****Where cut has been introduced retaining walls have been shown on the architectural plans.** | **n/a** |
| **C3.3.3 Setbacks**Setbacks in the R3 Zone Multi dwelling housing and attached dwelling development must comply with the minimum setbacks as follows: (a) A minimum setback of 6m from the front boundary. (b) A minimum setback of 3m from the rear boundary where the building the subject of the setback, is single storey. (c) Minimum 3m or 5m width of deep soil along the front and rear boundaries based on setback requirements. (d) On corner lots a minimum of 5.5m from the longer street frontage. Multi dwelling housing development must comply with the following side setbacks: (a) A minimum of setback of 1.5m from the side boundaries for dwellings that would be fronting the street or front setback. (b) A minimum setback of 2.5m from the side boundaries for building that does not front the street or front setback. (c) A minimum of 1m width of deep soil along side boundaries. | **Front Setback: 7.735 M****Rear Setback: 4M****Deep soil provided at back and front exceeding required 3 or 5m Width.****Side Setbacks : 1.5m** | **Y** |
| **C3.3.4 Building Depth :**Building depth must not exceed a maximum of 25m. | **Front Units Depth: 14.32 M****Back Units Depth: 16.7** | **Y** |
| **C3.3.5 Building Separation:**Controls Multi dwelling housing must provide a minimum 5m separation between buildings that are on one site (measured from the outer faces of the exterior wall of each building). In the separation area: Deep soil or private open spaces are permitted as well as communal open space. Driveways, walkways and building lobbies are permitted (driveways should have planted verges at least 1m wide comprising canopy trees, along both sides). Garages, carports or outdoor parking are not permitted. | **Separation between Dwellings at front and back = 7.535****Outdoor drive-way utilized for separation.** | **Y** |
| **C3.4 Building Design:**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. 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 A minimum of one habitable room per dwelling must be oriented towards the street to promote positive social interaction and community safety. C9 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures. C10 In multiple unit development, face at least one habitable room or private open space area towards a communal space, internal driveway or pedestrian way. C11 Ground level private terraces located within the front setback must be setback at least 1m from the street boundary to accommodate a landscape strip which should remain in communal ownership. C12 Landscaping of street setbacks should not include continuous visually-solid hedges that would block sight lines from dwellings or conceal intruders. C13 Screen walls around private open spaces shall not be taller than 1.2m, although screens with 50% transparency may be up to 1.8m in height. C14 The combined width of front fencing is not to occupy more than 50% of the frontage of the site. C15 Dwellings that face the street must have private entrances direct from the street footpath. | **Non heritage listed dwelling on site. Compliment adjoin property in modern design.****All dwellings contain a kitchen and laundry facility.****All doors for entry are readily identified and prominent. All dwellings have a habitable room facing the front.** | **Y** |
| **C3.4.2 Roof Design and Features:** Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale. Avoid complex roof forms with multiple gables, hips and valleys, or turrets. Roof pitches are to be compatible and sympathetic to nearby buildings. Parapet roofs that increase the height of exterior walls are to be minimised.Use minor gables only to emphasise rooms or balconies that project from the body of a building. Mansard roofs (or similar) are not permitted. Pitched roofs should not exceed a pitch of 30 degrees. Relate roof design to the desired built form and context. Roofs with greater pitches will be considered on merit taking into account matters such as streetscape, heritage value and design integrity. Relate roof design to the desired built form and context. | **Mixture of parapet roof and pitched roof provided.****Front dwellings utilize a parapet roof however total building height has been minimized – not utilizing max available height profiles.****Rear units use a traditional hipped roof.** | **Y** |
| **C3.4.3 Dwelling Layout & Mix:**C1 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room. C2 The primary living area and principal bedroom must have a minimum width of 3.5m. C3 Secondary bedrooms must have a minimum width of 3m. C4 Provide general storage in addition to bedroom wardrobes and kitchen cupboards. C5 The minimum amount of storage required is 6m³ for one bedroom dwellings 8m³ for two bedroom dwellings, or 10m³ for dwellings with three or more bedrooms. C6 Stairwells should be designed to receive natural daylight and ventilation. C7 10% of dwellings in any new multiple dwelling development must be accessible or adaptable to suit current or future residents with special needs. | **Plans Demonstrate compliance. Living areas achieve min required dimensions – with kitchen storage/pantry accommodation.**  | **Y** |
| **C3.5.1 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) Receives 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, 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 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. 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. | **Shadow diagrams provided to demonstrate compliance.** | **Y** |
| **C3.5.2 Visual Privacy:** Controls Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site. 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. 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. Screening of bedroom windows is optional and dimensions are not restricted. | **Window locations selected to minimize privacy concerns. All First floor windows have been designed with 1.5m sill height to reduce any privacy issues with adjoining properties. Any sill heights less than 1.5m to have frosted screening. All living areas have been designed on the ground floor facing the rear boundary to minimize noise impact.** | **Y** |
| **C3.5.3 Acoustic Privacy :**Controls 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. | **Bedrooms have been designed at the back of the property except for the 2 bedrooms facing the street. Balconies to have a privacy screen on both sides to improve acoustic privacy and visual privacy.**  | **Y** |
| **C3.6.2 Building Services:**Controls C1 All letterboxes be installed to meet Australia Post standards. C2 Design and provide discretely located mailboxes at the front of the property C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping. C4 Facilities should not be visually obtrusive and should not detract from soft landscaped areas that are located within the required setbacks or building separations. C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes. C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site: (a) Screen air conditioning units behind balcony balustrades; (b) Provide screened recesses for water heaters rather than surface mounting them on exterior walls; and (c) Locate meters in service cabinets. C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation. C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. C9 Location and design of service areas should include: (a) Screening of clothes drying areas from public and semi-public places; and (b) Space for storage that is screened or integrated with the building design. C10 Minimise visual impact of solar hot water systems by: Placing the system as unobtrusively as possible, both to the street and neighbouring properties; Using a colour that is consistent with the colour of roof materials; Designing solar panels, where possible, as part of the roof; Setting the solar panels back from the street frontage and position below the ridgeline; and Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry). | **Due to small nature of the development no major services required. Post boxes will be integrated into the front fence similar to the adjoining property for ease of access.****All meters will be designed out of sight – ie water meters behind the front fence, gas & electric meters to be on the side wall of the properties.** | **Y** |

**B1.3 Parking Provision Rates B1.3.1 General Parking Rates**

**X2 spaces per dwelling required. One lockup and one drive-way parking proposed as per ground floor/site plans.**

**SHADOW AND SUNLIGHT**

The proposed development will have no shadow impact on adjoining properties and allow more than six hours of uninterrupted sunlight.

**PRIVACY**

Privacy will not have an adverse impact with window locations and sill heights taken into consideration. The owner is open to including further privacy screening or obscure glazing if council raise the requirement. Boundary Fence will not be impacted or altered.

**LANDSCAPING**

Trees, shrubs and turf to be planted as per the required species nominated by council.

**ENVIRONMENTAL PROTECTION**

Sedimentation and erosion control measure will be adopted during demolition and construction that includes:

* Sediment and erosion control fence to lower part of the site,
* Temporary construction exit/entrance.

**WASTE MANAGEMENT,**

Waste management during demolition and construction phase will be adequately disposed off.

All waste will be sorted and placed in waste compounds (skip bins) that will be picked up on a regular basis by suitable contractor,

All waste during the occupation will be collected weekly by council contractors,

Building Material Stockpiles,

All building material will be stockpiled on site. Any stockpiled soil, sand or the like will be protected by sedimentation fencing and by covering the material.

**Site access**

Site access will be provided for vehicles, the area with aggregate will be maintained during construction.

**TRAFFIC IMPACT**

The proposal will have no significant increase in traffic due to the proposal with ample on-site space available for materials and equipment to be stored.