

Statement of Environmental Effects

Proposed New Two Storey Dwelling & In-Ground Pool

Located At:

Lot 2 in DP 517050 No.193
William Street, Bankstown. NSW

Prepared by
JR Design & Drafting

Statement of Environmental Effects

1. INTRODUCTION

1.1 Background

The subject site was registered 517050. A search of Council records identifies the following development application history:

- Single Dwelling & Fibro Garage

1.2 Overview of Statutory Framework

Bankstown Council is the consent authority for the development application pursuant to Section 4.16 of the Environmental Planning and Assessment Act (EPA & A) 1979.

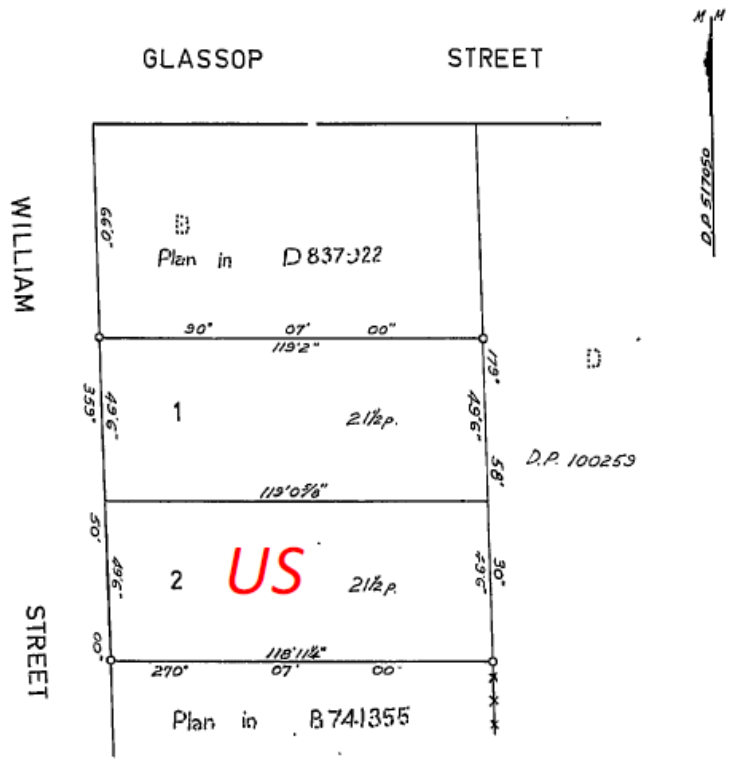
2. THE SITE AND ITS CONTEXT

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The Site is 547.20m² with a frontage of 15.085m. The Existing Contours of the site has a fall to the rear of approx. 2.9 – 3.0m.

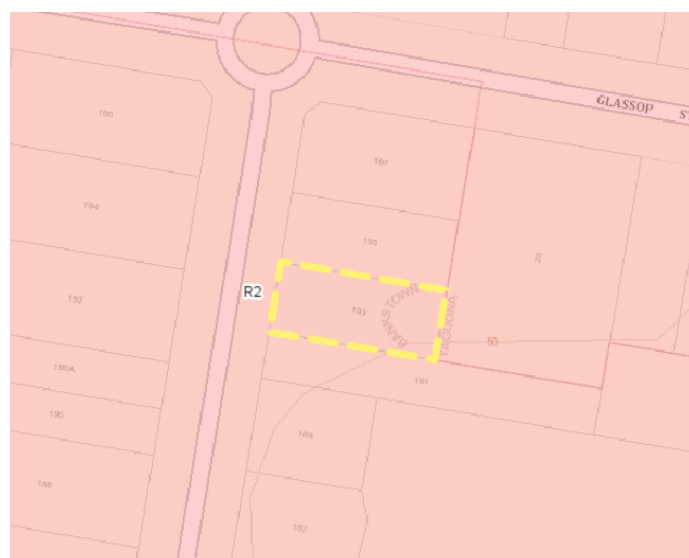
2.1 Location and Property Description

The subject site is described in real property terms as Lot 2 in DP 517050 and is commonly known as No. 193 William Street, Bankstown. NSW



2.2 Site Analysis

As demonstrated on the contour mapping below, the subject land is Rectangular in shape and is located Eastern Facing. The contour to the rear of the site is at 54.0m AHD with a 57m AHD contour along the front of the property boundary. A driveway is located to the right hand side



2.2.1 Local Context

The subject site is located within the R2 Low Density Residential zone and is characterized by a mix of low density residential uses which include single and double storey dwelling houses with ancillary structures i.e. secondary dwellings and swimming pools, in all directions.

2.2.2 Other matters

Planning investigations of the subject land confirm that it is:

- Not mapped as being flood affected;
- Not mapped as being affected by acid sulfate soils;
- Not mapped as being within a heritage conservation area;
- Not mapped as being bushfire prone;
- Not known to contain a cattle tick dip site and not within the 200m dip site buffer;
- Not mapped as containing high conservation vegetation, threatened fauna records or threatened flora records;
- Not mapped as containing SEPP 14 wetlands;
- Not mapped as containing SEPP 26 littoral rainforest; and
- Not affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*.

3. DESCRIPTION OF PROPOSAL

3.1 Proposed Development

The proposed development involves the Erection of a Two Storey Dwelling & In-Ground Pool being:

- 5 Bedrooms, Open Living / Meals, 5x Bathrooms, Kitchen & WIP, Laundry, Media Room, Double Garage & Alfresco to Rear

Plans of the proposed dwelling house are provided with this application.

3.2 Site Access

Vehicular access to the site is via an existing driveway. Access to the proposed dwelling will be from William Street.

3.3 Site Services

The subject land is connected to all necessary reticulated infrastructure services (being sewerage, water, electricity, telephone and stormwater).

4. ENVIRONMENTAL INTERACTIONS AND IMPACTS

Potential Environmental Impacts	Impacts and Measures to Mitigate Impacts where applicable
Flora	
Loss of vegetation – native or exotic	No
Fauna	
Effect on native species of fauna and habitat loss	The proposal will not result in adverse impacts on native fauna.
Soils	
Sediment and erosion controls	Appropriate erosion and sediment control measures will be installed and maintained in accordance with the Council guidelines.
Soil contamination	The site is not contaminated and is not listed on the contaminated land register OR complete Statutory Declaration that can be found on Council's website.
Acid Sulfate Soils	Land is not affected by acid sulfate soils.
Salinity	No
Hazards	
Landslip	The land is not subject to landslip.
Subsidence	The land not affected by subsidence. If affected, mine subsidence stamped plans are required.
Coastal Processes	The land is not identified as being subject to any coastal processes.
Bushfire	The land is not affected by bushfire.
Flooding	The site is not affected by flood
Water	
Water Quality	Roof water from the proposed dwelling will be collected by a rainwater tank with overflow connected to Council's existing stormwater drainage system

Potential Environmental Impacts	Impacts and Measures to Mitigate Impacts where applicable
Visual Considerations	
Visually prominent land and impact on scenic qualities	Proposal will be consistent with the surrounding area
Adjoining Land Uses	
Solar access and privacy	No Negative Impacts
Dust, fumes etc. during construction	Works will be undertaken in accordance with the Protection of the Environment Operations Act 1997
Noise during constructions and operations	Proposed construction works will not exceed the background level by more than 10 dB(A). The dwelling will not create any additional noise that is not already expected in a residential suburb.
Scale and Bulk	
Relationship to adjoining development	Adjoining residential land uses have been previously discussed in Section 2.2.1 of this Report.
Design, siting, scale, bulk and character	Site Slopes to rear, Two Storey, Residential Purposes
Heritage	
Indigenous heritage	The site is unlikely to encounter any items of indigenous significance given the heavy works undertaken at the time the allotment was created.
Non-Indigenous heritage	The site is not mapped as being a locally significant heritage item or within a heritage conservation area.
Social and Economic Considerations	
Social and economic impacts or benefits	The proposal is unlikely to create any adverse social or economic impacts.
Traffic and Parking	
Impact on local traffic and car parking provision	The proposed dwelling will not generate any greater traffic than that already expected in the residential zone.
Transport, Access	
Public transport	Bus services and routes exist in the locality.
Pedestrian access	Yes
Utility Services	
Water, electricity, sewer	All services exist to the site and the proposed dwelling will be connected to these services.

5. STATUTORY AND POLICY PLANNING

5.1 Environmental Planning Instruments (EPIs)

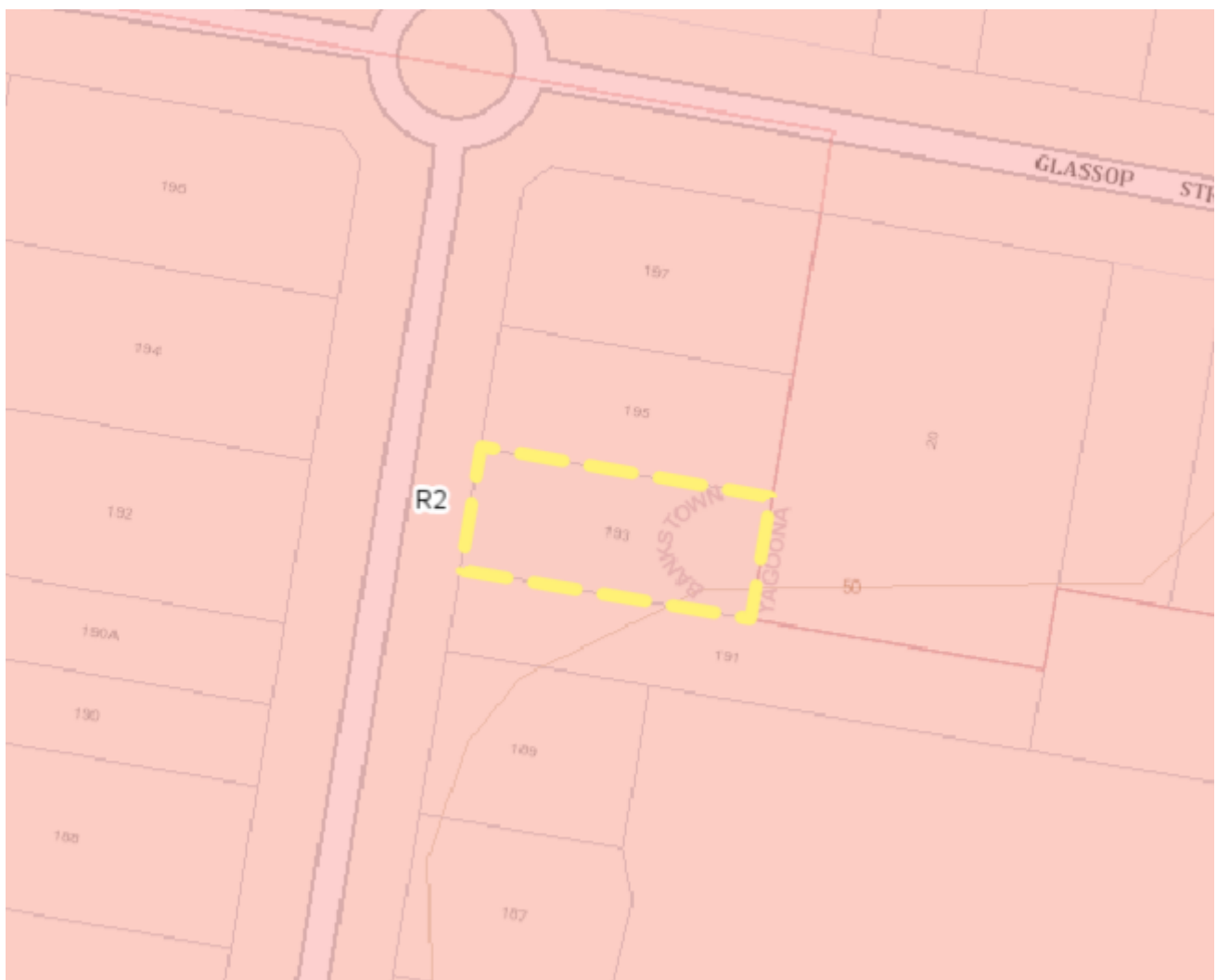
This section identifies and provides comment on the environmental planning instruments and Environmental Planning and Assessment Act 1979 provisions that are of relevance to the proposal.

5.1.1 State Environmental Planning Policy 55 - Remediation of Land

The site is not listed on the contaminated land register. Provide a desktop audit on the history of the site. If land contamination is suspected, further information will be required. The subject site has been used for residential purposes for more than forty years and is unlikely to contain any contaminants from previous land uses. Complete statutory declaration regarding land use

5.1.2 State Environmental Planning Policy – Basix

A Basix Certificate is provided and is consistent with the architectural plans provided. All Basix commitments as ticked under the column of Show on DA Plans have been detailed on the architectural plans.



5.1.3 Local Environmental Plans (LEPs)

The Bankstown Local Environmental Plan 2015 applies to the subject site. In accordance with the Land Zoning Map, the land is zoned as R2 Low Density Residential. The objectives of this zone are as follows:

Zone Objective	Consideration
<ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a low density residential environment;</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents;</i> • <i>To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale;</i> • <i>To minimise overshadowing and ensure a desired level of solar access to all properties; and</i> • <i>To facilitate diverse and sustainable means of access and movement.</i> 	<ul style="list-style-type: none"> - Setbacks are compatible with predominant patterns of buildings and gardens that define the existing .and desired character of each neighborhood; enables safe access and egress to the property by pedestrians and vehicles. - Achieve adequate visual privacy & minimize noise transmission facilitate view sharing while not restricting the reasonable development of the site. - Enable adequate solar access to the main living areas and principal private open space & facilitate penetration of desirable natural breezes

A **dwelling house** means ‘a building containing only one dwelling’. A dwelling house is a permissible use in the R2 Low Density Residential zone.

The following Development Standards as stipulated in Bankstown LEP 2015 apply to the proposal:

4.3 Height of buildings

The proposal is Two storey and has a height of 9.0m as measured from the natural ground level.

4.4 Floor space ratio

The proposed floor Space Ratio is 0.49.1.

5.10 Heritage conservation
N/A

7.1 Earthworks
N/A

7.2 Flood planning
N/A

7.4 Salinity
N/A

7.10 Essential services
The subject site is already connected to water, electricity and stormwater and is accessible by an existing vehicular access.

5.2 Bankstown Development Control Plan 2015

The Bankstown Development Control Plan 2015 contains a number of chapters relevant to the proposal. An assessment of the relevant provisions are provided below in accordance with Part B1 Section 2 – Dwelling Houses:

Control	Design Requirement	Proposed
Subdivision	<p>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 450m², and each lot contains a rectangle with sides of 10 metres and 15 metres behind the setbacks of the proposed dwelling house.</p> <p>2.2 Where the subdivision of land is creating:</p> <p>(a) a single battle-axe lot, the minimum width of an access handle is 3.5 metres; or</p> <p>(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.</p> <p>Vehicle access to battle-axe lots must be provided via access handles and not rights-of-way</p>	N/A
Storey limit (not including basements)	<ul style="list-style-type: none"> 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. 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. 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: <ul style="list-style-type: none"> (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 	<p>Complies – Building Height Proposed: 9.0m</p> <p>Wall Height Proposed: 6.9m</p>

Control	Design Requirement	Proposed
Setbacks to the primary and secondary road frontages	<ul style="list-style-type: none"> 2.7 The minimum setback for a building wall to the primary road frontage is: <ul style="list-style-type: none"> (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey. 2.8 The minimum setback to the secondary road frontage is: <ul style="list-style-type: none"> (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall. 	<p>Complies -</p> <p>Front Setback = 6.50m</p> <p>Secondary Road: N/A</p>
Setbacks to the side boundary	<p>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</p> <p>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.</p> <p>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.</p> <p>2.11 The basement level must not project beyond the ground floor perimeter of the dwelling house</p>	<p>Complies</p> <p>Refer to architectural plans for side setbacks.</p>
Private open space	<p>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</p>	<p>Complies -</p> <p>Proposed: 120m²</p> <p>5.0x5.0m dimension</p>
Access to sunlight	<p>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.</p> <p>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.</p> <p>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.</p>	<p>Complies -</p> <p>Refer to Architectural plans for shadowing diagrams.</p>

	2.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties	
Building design	<ul style="list-style-type: none"> 2.21 The maximum roof pitch for dwelling houses is 35 degrees. 2.22 Council may allow dwelling houses to have an attic provided the attic design: <ul style="list-style-type: none"> (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. 2.23 The design of dormers must: <ul style="list-style-type: none"> (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (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) 	Complies - Refer to Architectural plans for building design and solutions.

Control	Design Requirement	Proposed
Building design (car parking)	<p>• 2.25 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:</p> <p>(a) comply with the road pattern shown in Appendix 2; and</p> <p>(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.</p> <p>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:</p> <p>(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</p> <p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.</p> <p>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:</p> <p>(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</p> <p>(b) the carport achieves a high quality design with a pitched roof that complements the dwelling house; and</p> <p>(c) the carport is setback a minimum 1 metre from the primary and secondary frontages.</p> <p>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.</p> <p>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:</p> <p>(a) the building is at least 2 storeys in height, and</p> <p>(b) the garage is architecturally integrated with the upper storey by:</p> <p>(i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and</p> <p>(ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</p> <p>This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP</p>	<p>Complies –</p> <p>All Carparking & Vehicular Access requirements are compliant.</p>

<p>Landscaping</p>	<p>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.</p> <p>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):</p> <p>(a) a minimum 45% of the area between the dwelling house and the primary road frontage; and</p> <p>(b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and</p> <p>(c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer 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</p> <p>(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.</p>	<p>Complies –</p> <p>All Landscaping Controls are compliant – please refer to Architectural plans for information.</p>
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6. CONCLUSION

Development consent is sought for the Construction of a Two Storey Dwelling & In-Ground Pool

The proposal is permissible with consent and is consistent with the relevant development standards and controls and their overarching objectives as stipulated in Bankstown Development Control Plan 2015 & Bankstown Local Environmental Plan 2015 respectively.

Given the above, it is requested that Council grant development consent for the proposal.

