

Statement of Environmental Effects 50 Banks Street Padstow NSW

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Contents

1	Introduction	2
2	Environmental Effects	2
2.1	Bankstown Local Environmental Plan 2015	2
2.1.1	Part 2 Permitted or prohibited development and Land use table .	2
2.1.2	Part 4 Principal development standards	3
2.1.3	Part 5 Miscellaneous provisions	3
2.1.4	Compliance with Local Environmental Plan requirements	3
2.2	Bankstown Development Control Plan 2015	4
2.2.1	Compliance with Development Control Plan requirements	6
2.3	Environmental Impacts	6
2.3.1	Siting and Design	6
2.3.2	Sedimentation Control	6
2.3.3	Noise and Vibration	7
2.4	Site Suitability	7
2.5	Public Interest	7
3	Conclusion	7

1 Introduction

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 dual occupancy at 50 Banks Street, Padstow, NSW.

The lot is approximately rectangular with a frontage to Banks Street of 20.11 m, a depth of 35.54 m and a total area of 670.3 m². The lot currently contains two one-storey cottages that will be demolished for the proposed dual occupancy.

Situated in a dense suburban area, all necessary services are available on site. The allotment is almost flat save a slight fall to the rear boundary with drainage to be directed to the street as per the hydraulic engineer's details.

This statement addresses the likely impacts of the proposal on the environment.

2 Environmental Effects

This Statement of Environmental Effects addresses the matters listed in Part 4 Section 4.15 of the Environmental Planning and Assessment Act 1979 by presenting the following relevant matters of consideration:

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015
- Environmental Impacts
- Suitability of the site for the development
- The public interest

2.1 Bankstown Local Environmental Plan 2015

The local environmental plan is divided into several Parts and the applicable provisions for the proposal are listed with a statement for each.

The site is zoned R2 Low Density Residential in accordance with Clause 2.1 of LEP.

The proposed development is defined in the Plan as a 'dual occupancy'.

The identified zone permits the construction of a such a development subject to consent from the Council.

2.1.1 Part 2 Permitted or prohibited development and Land use table

Per Clause 2.3, the main objectives of the R2 Zoning type are

1. To provide for the housing needs of the community with a low-density residential environment.
2. To enable other land uses that provide facilities or services to meet the day to day needs of residents.
3. 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

4. To allow for the development of low density housing that has regard to local amenity
5. To require landscape as a key characteristic in the low density residential environment.

The proposed development is for a low-density residential dual occupancy, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of local amenity for adjoining residents whilst considering the natural constraints of the site. Landscape is also a key feature.

2.1.2 Part 4 Principal development standards

Requirement	Provision	Complies
4.1A MINIMUM SUBDIVISION LOT SIZE FOR DUAL OCCUPANCY		
4.1A(2) Min total lot size (attached)		
Min 500 m ² total lot size	670.3 m ² total lot size	Yes
Min 15 m frontage	20.11 m frontage	Yes
4.1A(3) road frontage		
Each dwelling has road frontage	All dwellings have road frontage	Yes
4.1A(4) subdivided lot size		
Each lot $\geq 250 \text{ m}^2$	Each lot $\geq 335.2 \text{ m}^2$	Yes
4.3 HEIGHT OF BUILDINGS		
4.3(2) Height of building		
Building height $\leq 9 \text{ m}$	Max ridge height 8.79 m	Yes
4.3(2B) Max wall height		
Wall height $\leq 7 \text{ m}$	Wall height $\leq 6.94 \text{ m}$	Yes
4.4 FLOOR SPACE RATIO		
4.4(2) max floor space ratio		
FSR $\leq 0.5 : 1$	GFA = 334.2 m ² , FSR = 0.4986 : 1	Yes

2.1.3 Part 5 Miscellaneous provisions

5.10 Heritage Conservation The subject property does not have heritage significance and is not located in a conservation area.

5.11 Bushfire hazard reduction According to the Council's Bushfire Prone Land Map, the site of the proposed development is not on bushfire prone land.

2.1.4 Compliance with Local Environmental Plan requirements

The proposal is considered to comply with the objectives of all relevant development standards relating to dwelling houses as contained in the Bankstown Local Environmental Plan 2015.

2.2 Bankstown Development Control Plan 2015

Requirement	Provision	Complies
SUBDIVISION		
4.1 Lot size per dwelling (attached)		
Lot size per dwelling $\geq 250 \text{ m}^2$	Lot size per dwelling 335.2 m^2	Yes
STOREY LIMIT		
4.4 Storey limit		
2 storeys not including basement	2 storeys not including basement	Yes
4.5 Siting and landscape		
No excessive elevated platforms on columns, terracing, rock excavation, retaining walls or reclamation	Nothing excessive	Yes
4.6 Reconstituted ground level		
Reconstituted ground level $\leq 600 \text{ mm}$ above existing ground level of adjoining property	No reconstituted ground level	Yes
SETBACKS TO ROAD		
4.8 Front setback to primary road		
(a) Ground floor setback $\geq 5.5 \text{ m}$	7.4 m	Yes
(b) First floor setback $\geq 6.5 \text{ m}$	8.4 m	Yes
4.10 Side setback		
Side setback $\geq 0.9 \text{ m}$ for wall height $\leq 7 \text{ m}$	Side setback $\geq 1.0 \text{ m}$	Yes
4.11 Side setback for high walls		
Side setback $\geq 1.5 \text{ m}$ for wall height $> 7 \text{ m}$	No walls higher than 7 m	Yes
4.12 Obstacles		
Side setback clear of obstacles	No obstacles in side setback	Yes
4.13 Basement side setback		
Basement does not project beyond ground floor	Basement in line with ground floor	Yes
PRIVATE OPEN SPACE		
4.14 Private open space		
$\geq 80 \text{ m}^2$ private open space per dwelling behind building line	80.44 m^2 per dwelling behind building line	Yes
$\geq 5 \text{ m}$ width	8 m width	Yes
ACCESS TO SUNLIGHT		
4.15 Living area of dwelling		

Requirement	Provision	Complies
Min 3 hours sunlight 8am to 4pm on winter solstice.	Min 5 hours sunlight 8am to 4pm on winter solstice.	Yes
4.16 Living areas of adjoining		
Min 3 hours sunlight 8am to 4pm on winter solstice.	Min 5 hours sunlight 8am to 4pm on winter solstice.	Yes
4.17 Private open space		
Min 50% of PoS of each dwelling required (<i>i.e.</i> $50\% \times 80\text{ m}^2 = 40\text{ m}^2$) receives ≥ 3 hours sunlight 9am to 5pm on equinox.	$\geq 40\text{ m}^2$ of each dwelling's PoS receives ≥ 3 hours sunlight 9am to 5pm on equinox. Note PoS is north-facing.	Yes
Min 50% of PoS of adjoining allotment receives ≥ 3 hours sunlight 9am to 5pm on equinox	$\geq 50\%$ of neighbours' PoS receives ≥ 3 hours sunlight 9am to 5pm on equinox. Note proposal is north-facing so minimal additional overshadowing on adjoining PoS.	Yes
4.18 Solar panels and hot water		
Avoid overshadowing existing neighbours' solar hot water systems and photovoltaic panels.	No overshadowing of solar hot water systems and photovoltaic panels	Yes
VISUAL PRIVACY		
4.19 Windows		
Take measures to screen windows directly looking into living areas or bedrooms of existing dwellings	Windows offset, tinted glass used	Yes
4.20 Private Open Space		
For windows looking into neighbours' private open space, no screening required for non-habitable rooms	Provisions applied	Yes
4.21 Upper floor balconies		
Not accessible from living area or hallway	Accessible from bedrooms only	Yes
No external staircase.	No staircase	Yes
BUILDING DESIGN		
4.23 Existing dwellings		
Must demolish all existing dwellings excluding heritage items	All existing dwellings to be demolished. No heritage items	Yes
4.24 Street facade		
(a) Asymmetric design	Street facade is asymmetric on the top floor balcony	Yes
(b) Compatible with neighbouring dwellings	Consistent with streetscape	Yes

Requirement	Provision	Complies
(c) Front porch and 1 or more living area of bedroom windows	Front porch and bedroom windows	Yes
(d) Garage, driveway, front fence do not dominate	Garage and driveway are lowered so as not to dominate	Yes
4.25 Roof pitch		
Roof pitch ≤ 35 deg	Roof pitch = 22.5 deg	Yes
CAR PARKING		
4.30 behind building line		
Car spaces behind building line	Car spaces in garage behind building line	Yes
≥ 1 car space per dwelling covered for weather protection	2 car spaces per dwelling covered	Yes
LANDSCAPING		
4.34 Landscaped areas		
(a) Landscape $\geq 45\%$ of area between building and primary road frontage	67% of frontage landscaped	Yes
(c) Plant at least 1 tree between building and primary road frontage	2 trees to be planted	Yes

2.2.1 Compliance with Development Control Plan requirements

The proposed development satisfies the relevant requirements of the Bankstown Development Control Plan.

2.3 Environmental Impacts

The following matters are considered relevant when considering on site impacts.

2.3.1 Siting and Design

The proposed development will be compatible with surrounding developments, and is considered consistent with the suburban neighbourhood of the subject site. The proposal provides sufficient boundary setbacks and liberal spatial separation between buildings by setbacks greater than the minimum Council requirements.

The external appearance of the proposal is consistent with the other contemporary residential buildings in the area and will improve the streetscape. The front facade integrates a variety of elements that includes decorative entry features and aesthetically appealing forms, providing a clear definition of the entry and casting articulated shadows under sunlight that illuminate the selected finishes.

2.3.2 Sedimentation Control

Ground disturbance will be limited to minor cut and fill for construction of a level building platform. All disturbed areas will be provided with relevant erosion and sediment control

measures compliant with relevant regulations, such as geotextile sediment fences and sandbags as specified in the erosion and sediment control plan. A stabilised access pad will be provided at the point of entry to eliminate loose soil leaving the construction zone.

2.3.3 Noise and Vibration

All construction work will be undertaken during normal construction hours. No significant vibration during construction is expected beyond that which is acceptable and noise generated from the dwelling after occupation will be typical of a residential dwelling in the neighbourhood.

2.4 Site Suitability

The subject site is within a developed suburban residential area within driving distance to local centres, including commercial, retail and public transport nodes. The existing road network will provide easy access to all locations.

The dwelling can be constructed with all necessary services and has been designed to suit site constraints and the character of the surrounding area. The dwelling is permissible with development consent under the provisions of the local environmental plan and satisfies the objectives of the relevant development control plans as elucidated.

2.5 Public Interest

As the proposal complies with all the relevant planning regulations and controls, the approval of the proposal is in the public interest.

3 Conclusion

The proposed dwelling is permissible with development consent under the provisions of the Bankstown Local Environmental Plan 2015 and satisfies the objectives of the Bankstown Development Control Plan 2015.

It is believed that the execution of the proposal will compliment the existing and future character of the area. The proposal is unlikely to have any significant adverse impacts on the surrounding natural or built environment.