

# STATEMENT OF ENVIRONMENTAL EFFECTS

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## **Section 4.55 Modification** **to Approved DA-2022/152**

### **Demolition of all Existing Structures, Torrens Title Subdivision and Construction of a Two-Storey Attached Dual Occupancy Dwelling with Cabana on Each Lot**

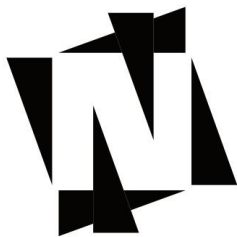
**@ 601 Henry Lawson Dr, East Hills  
NSW 2213**

**Rev. B – 21/10/2021**

Prepared by:

Date:

18/12/2023



**NEMCODESIGN**  
Pty. Ltd.

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## 1. Introduction

This Statement of Environmental Effects accompanies a Development Application for:

- 1. Demolition of all Existing Structures**
- 2. Torrens Title Subdivision**
- 3. Construction of a Two-Storey Attached Dual Occupancy Dwelling**
- 4. Construction of Cabana for each Dwelling**

@ 601 Henry Lawson Dr, East Hills NSW 2213.

It should be read in conjunction with the architectural drawings prepared by Nemco Design Pty Ltd.

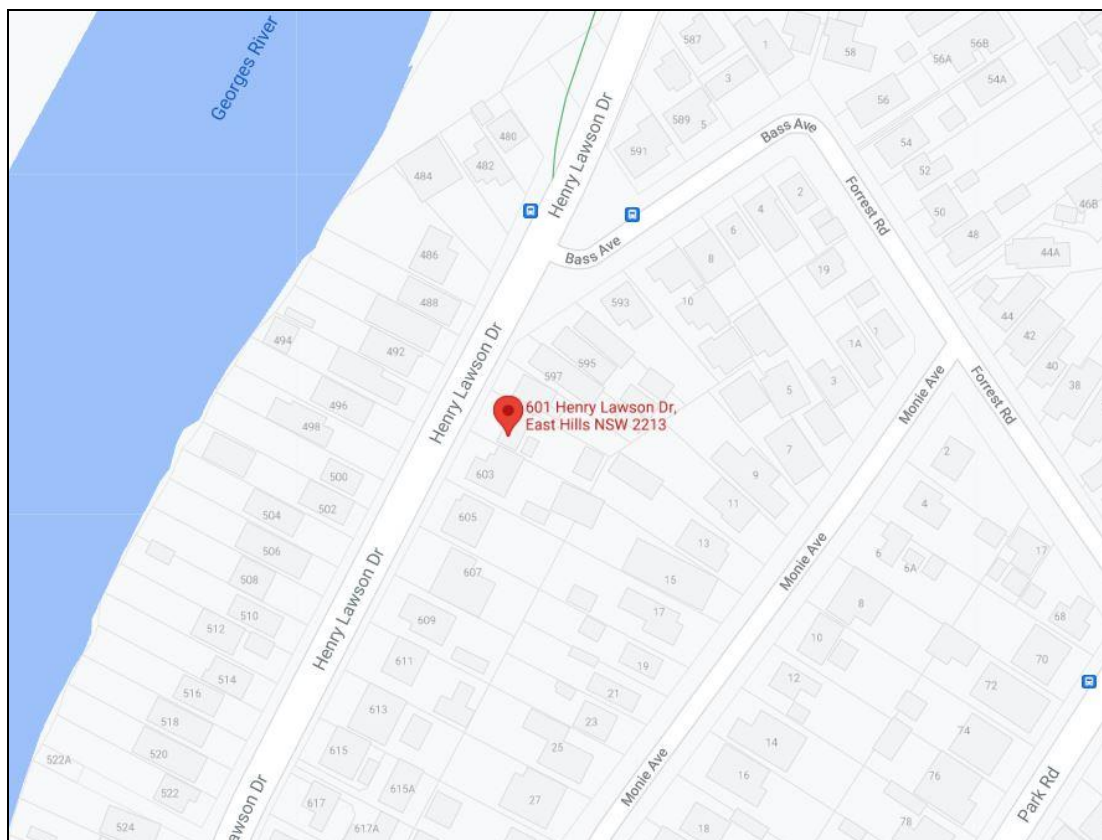
This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015
- Bankstown Council Design Guidelines

## 2. Site Analysis

### 2.1. Site Description

The site at 601 Henry Lawson Dr, East Hills NSW 2213 is registered as Lot A in DP 344833. The land zoning is R2 – Low Density Residential and SP2 - Infrastructure. The site has a rectangular shape with a frontage of 17.07m and depth of 50.32 m. The site area is 831.4 sqm.



**Figure 1. Map View (source: Google Maps)**



Figure 2. Site location & context (source: Google Maps)

## 2.2. Existing Site

The site currently contains a two-storey brick house with detached shed at the back.

## 3. Surrounding Area

Surrounding developments consist primarily of detached single or two-storey dwelling houses.

## 4. Proposed Development

### 4.1. Subdivision Proposal

Subdivision proposal is to:

1. Subdivide the existing lot into **two proposed lots**.

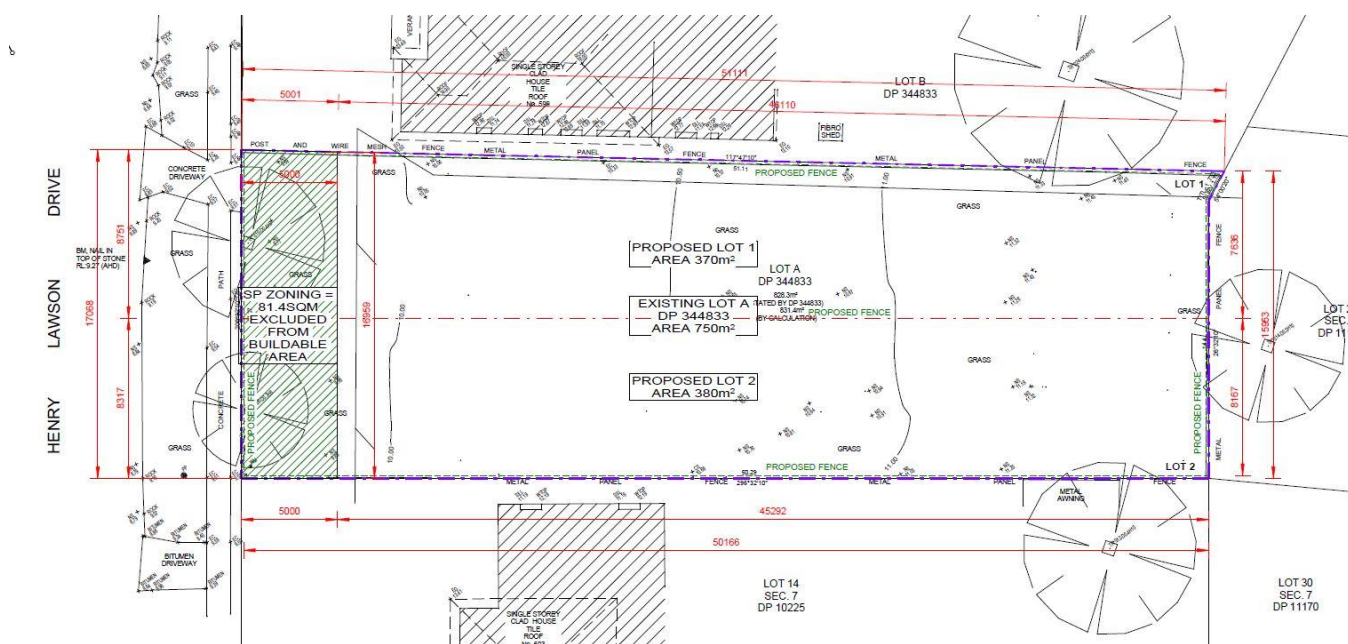


Figure 3. Proposed Subdivision

The **existing lot size** is approx. (as per survey plan):

- **750 m<sup>2</sup> (831.4 m<sup>2</sup> including SP2 Zone)**

Proposed lot sizes will be approx. (as per subdivision plan):

- **LOT 1**

- **370 m<sup>2</sup>**

- **LOT 2**

- **380 m<sup>2</sup>**

The proposal is meeting Council requirement of each lot size being not less than 250 sqm.

The proposal is therefore put forward for council approvals.

## 4.2. Design Proposal

The design of both dwellings is based on energy efficiency principles with windows to living areas. The simple design of the proposed new houses provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in all dwellings increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of all dwellings are as per the DCP requirements.

The front facade of the proposed duplex is designed to have a symmetrical look when viewed from the street.

## 4.3. Residential Character

The proposal is consistent with the existing residential character in regard to setbacks to the proposed house, locations of the private open space to the rear of the site and location of driveway. The house façade is well articulated with the overall design. All care has been taken to ensure the privacy of neighbouring properties. Windows are well designed to allow enough sunlight to pass through and

enlighten both houses during most of the daytime. All the areas are well ventilated and serve openness to both houses.

#### **4.4. Design Features**

Various design features complement the houses such as variations in height, balcony and variety of structural elements in front and pergolas in rear.

#### **4.5. Preferred configuration for new dwellings**

The proposed house complies with the preferred configuration for new dwellings, by windows to the principal living room facing the street and private courtyards facing the front and rear boundary. Both garages are architecturally integrated within the building form.

#### **4.6. Floor Space Ratio**

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Floor Space Ratio

**Proposed total FSR:                      375 m<sup>2</sup> (50% of Site Area)**

#### **4.7. Private Open Space**

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Private Open Space.

#### **4.8. Solar Planning**

Shadow diagrams have been provided. The designs of new dwellings are prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies most solar planning requirements.

#### **4.9. Stormwater**

Drainage will be linked to council stormwater system, as per Planning Diagrams.

## 5. Compliance Table

As per Bankstown Local Environmental Plan 2015 and Development Control Plan 2015

	Required	Provided	Compliance
<b>DESIGN GUIDELINES</b>			
<b>MINIMUM LOT SIZE</b>	250 m <sup>2</sup>	LOT 1 – 370 m <sup>2</sup> LOT 2 – 380 m <sup>2</sup>	YES
<b>FSR</b>	Max. allowable FSR = 0.50 of total site area: 0.50 x 750 m <sup>2</sup> = 375 m <sup>2</sup>	LOT 1 – 187.5 m <sup>2</sup> LOT 2 – 187.5 m <sup>2</sup> Total FSR = 375 m <sup>2</sup> (50%)	YES
<b>PRIVATE OPEN SPACE</b>	Minimum 80 m <sup>2</sup> per dwelling with a minimum dimension of 5 m	LOT 1 – 80 m <sup>2</sup> LOT 2 – 80 m <sup>2</sup>	YES
<b>DWELLING SETBACKS</b>			
<b>FRONT SETBACK</b>	Primary frontage (to primary road): 6.0 m to Garage 5.5 m to Ground Floor 6.5 m to First Floor	LOT 1 & 2: 11 m to GAR 12.5 m to GF & FF  From SP2 Zone: 6 m to GAR 7.5 m to GF & FF	YES
<b>SIDE SETBACK</b>	0.9 m to GF & FF for Wall Height < 7.0 m 1.5 m to GF & FF for Wall Height > 7.0 m	WALL HEIGHT < 7 m LOT 1 0.95 m to GF & FF 0.90 m to CAB  LOT 2 0.97 m to GF & FF 0.90 m to CAB	YES
<b>REAR SETBACK</b>	-	LOT 1 & 2 19.1 m to GF 22.7 m to FF 14.9 m to ALF	YES
<b>PRIVATE OPEN SPACE</b>	Dual occupancies must provide a min. 80 m <sup>2</sup> of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 m throughout.	80 m <sup>2</sup> per dwelling	YES
<b>LANDSCAPING</b>	<ul style="list-style-type: none"> <li>A minimum 45% of the area between the dual occupancy and the primary road frontage;</li> <li>Plant at least one 75 litre tree between the dual occupancy and the primary road frontage</li> </ul>	84 m <sup>2</sup> at the front (45%) 1 tree per lot planted	YES
<b>WALL HEIGHT</b>	Max. 7.0 m for 0.9 m Side Setback for House Max. 3.0 m for Cabana	Wall height < 7 m - Houses Wall height < 3 m - Cabana	YES

<b>BUILDING HEIGHT</b>	Maximum of 2 storeys	<b>2 storeys provided</b>	<b>YES</b>
	Max. 9.0 m	<b>Building height &lt; 9 m</b>	<b>YES</b>
<b>SOLAR ACCESS</b>	<ul style="list-style-type: none"> <li>At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8am and 4pm on 21<sup>st</sup> Jun,</li> <li>At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8am and 4pm on 21<sup>st</sup> Jun,</li> <li>A minimum 50% of the POS required for each dwelling and a minimum 50% of the POS of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 8am and 5pm on 21<sup>st</sup> Sep/Mar.</li> </ul>	<b>3 hours provided to living &amp; POS for subject and surrounding sites</b>	<b>YES</b>
<b>DESIGN ESSENTIALS CHECKLIST</b>			
<b>ROOF</b>	-	<b>16 degrees roof pitch for Houses and 21 for Cabanas</b> Concrete roof tiles proposed. All eaves as per BASIX	<b>YES</b>
<b>FENCE TYPE</b>	Rear & side boundaries fencing 1.8 m high	Rear & side fencing to be 1.8 m high	<b>YES</b>

## 6. Urban Design Details

### 6.1. Significant Landscapes

The site is not situated in an area of any significant and landscape precincts. Proposed Landscaping Plan is attached.

### 6.2. Energy Efficiency

Development proposal is compliant with the requirements of the Basix Certificate.  
Basix Certificate is attached.

### 6.3. Garden Design & Fences

Rear and side boundaries fencing shall generally be 1.8m high fence. Front fence as per architectural plans.

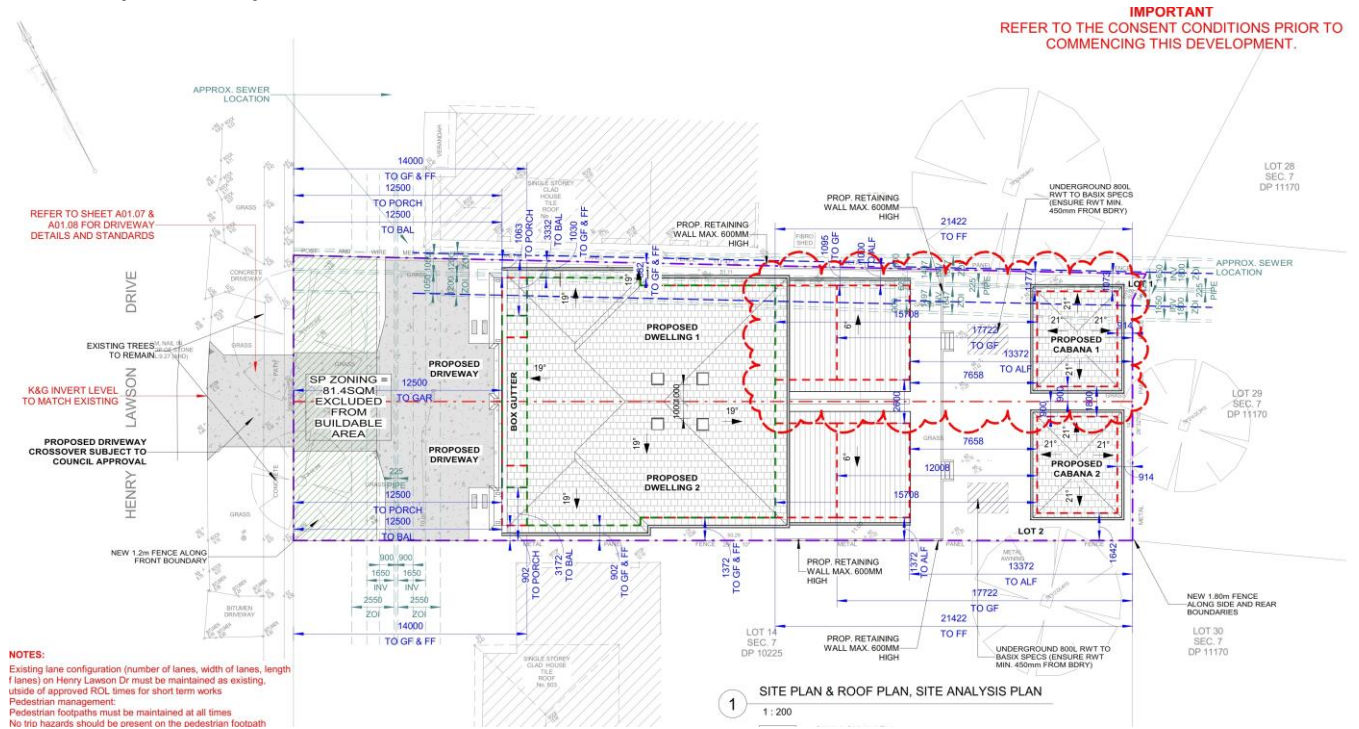
## 7. Construction & Site Management

### 7.1. Construction Management / Demolition

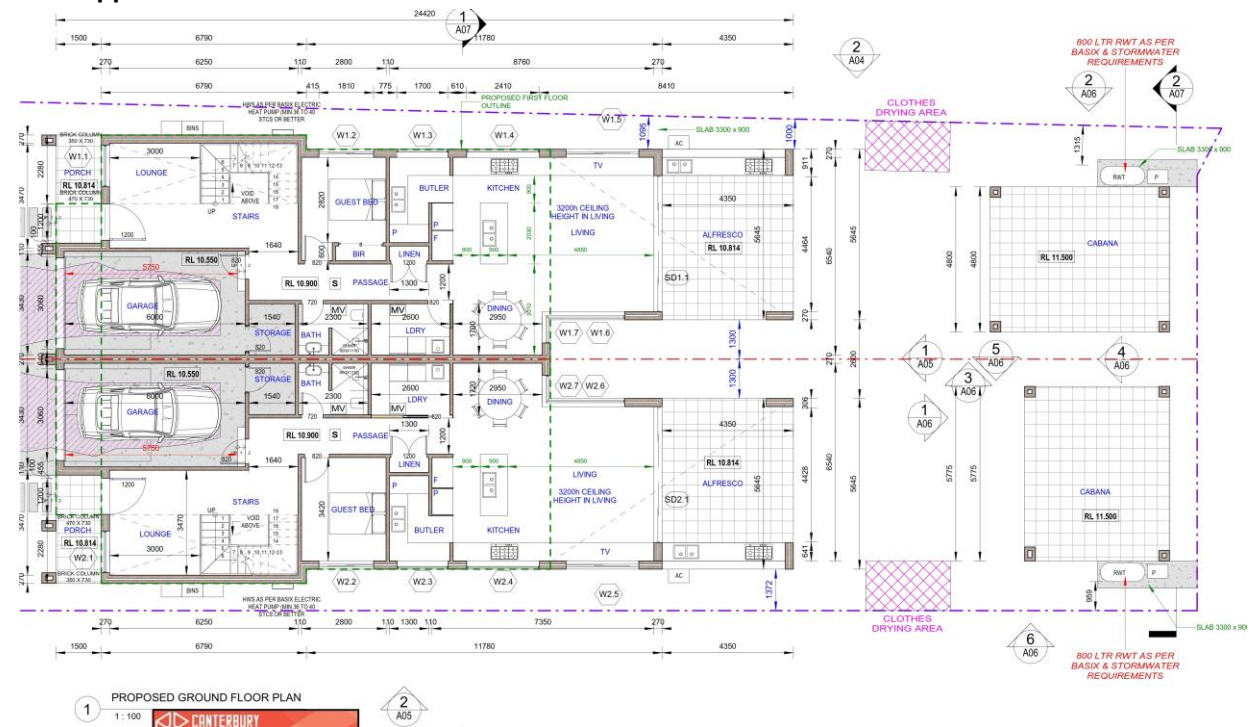
Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.



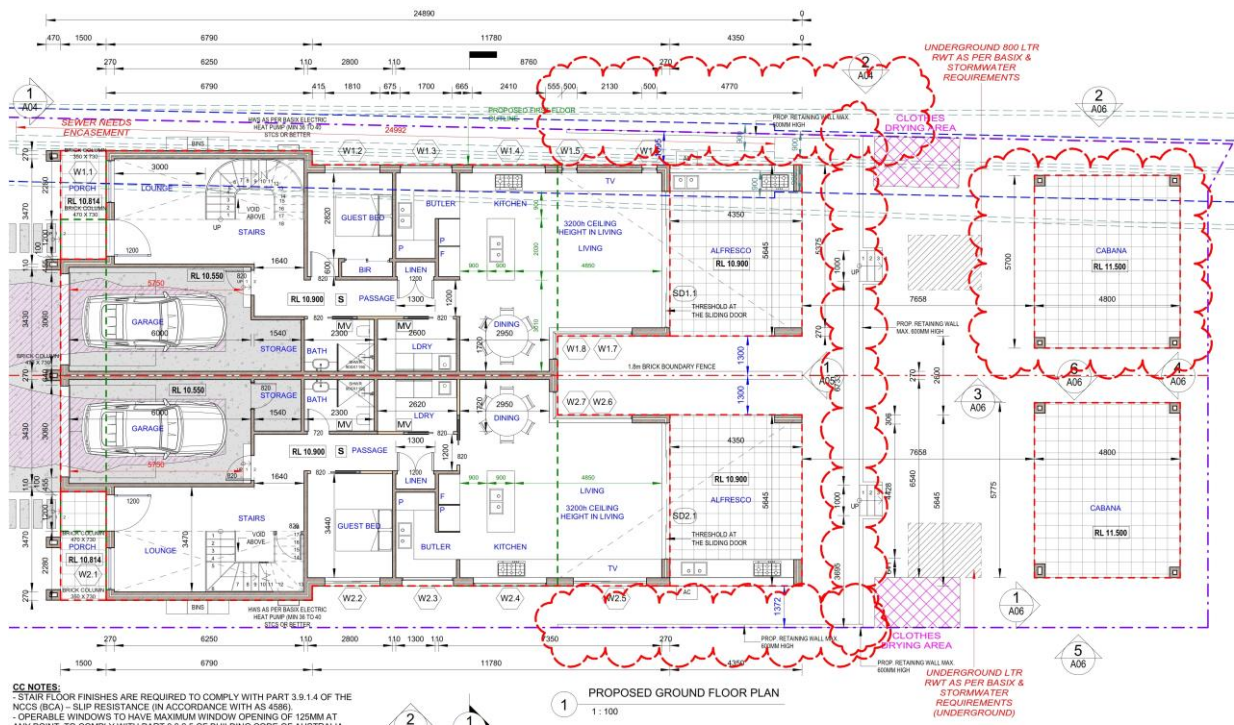
• Proposed site plan under S4.55:



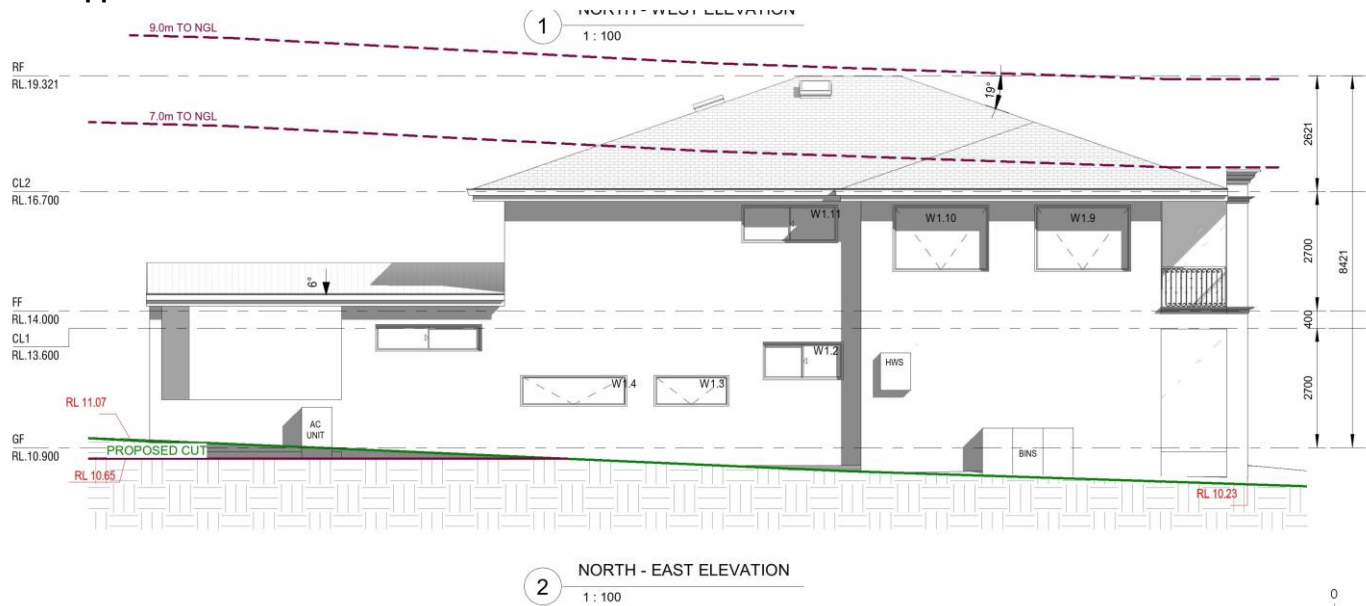
• Approved Ground Floor under DA:



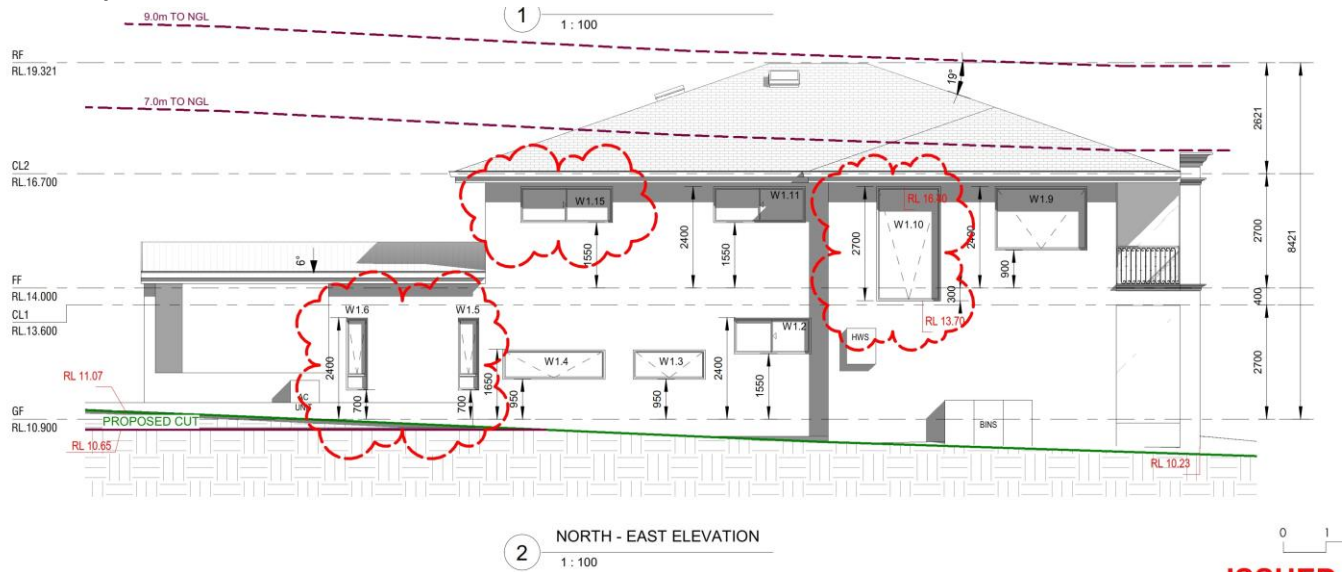
• Proposed Ground Floor under S4.55:



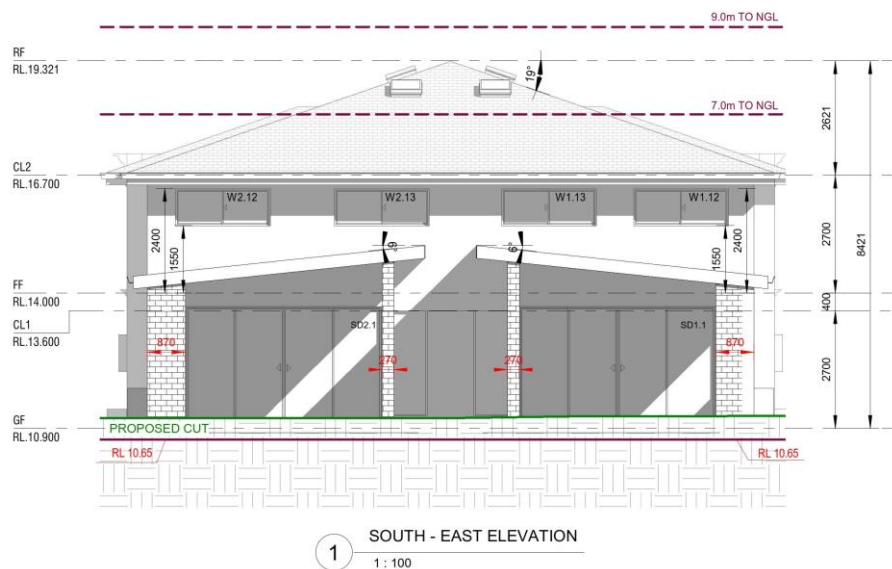
• Approved North-East Elevation under DA:



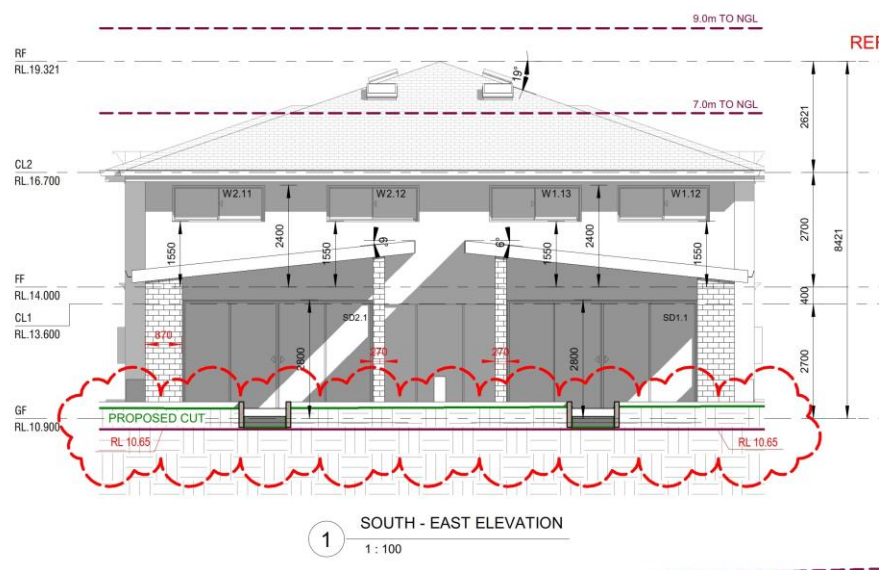
• Proposed North-East Elevation under S4.55:



• Approved South-East Elevation under DA:



• Proposed South-East Elevation under S4.55:



## **9. Conclusion**

Nemco Design is pleased to submit this Statement of Environmental Effects and accompanying information for S4.55 Modifications of the Proposed Attached Dual Occupancy Dwelling at 601 Henry Lawson Dr, East Hills.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Bankstown LEP2015, as well as DCP2015, and any other relevant statutory controls that apply to the site.

It can be seen that the proposed development satisfies all of the requirements set up in Bankstown LEP & DCP.

The proposed development at 601 Henry Lawson Dr, East Hills will be in keeping with the strategic aims of the Bankstown LEP and be sympathetic to the existing residential developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.