

**STATEMENT OF ENVIRONMENTAL EFFECTS
&
STREETSCAPE ANALYSIS**

for a

Proposed Alterations and Additions

at

Lot 1, No 892 Henry Lawson Drive Picnic Point NSW 2213

This Statement of Environmental Effects has
been prepared by Inkon Plans on behalf of

..... Mr and Mrs Mehrez

Owner: Mr Ahmed and Mrs Fatat Mehrez

Council: Bankstown City Council

Date: 22nd of February, 2024

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STREETSCAPE ANALYSIS

Refer to plan 'B' attached (unless otherwise noted below)

- North point and the movement of the sun at winter solstice (22 June)
- The setback patterns of existing houses in the street (**refer Statement of Environmental Effects**)
- The predominant roof pitch (**refer Statement of Environmental Effects**)
- Fencing (**refer Architectural Documentation**)
- Common materials and colours (**refer Statement of Environmental Effects**)
- The position of neighbouring houses and any windows which overlook your land
- Any shadows from structures on neighbouring properties (**Refer Architectural Documentation**)
- Any views you may have to and from the land
- All trees on your land, on neighbouring lots, and in the street, particularly those within 5m of and/or overhanging the site
- Local shops, schools, public transport, parks, open spaces, and community facilities, where adjacent or opposite (**refer Statement of Environmental Effects**)
- Any slope of the land
- The difference in levels between the site and the adjacent properties
- The best position for a driveway into the site
- The position of all drainage and services or easements within the site and adjoining lots
- Key & date & author of the drawing
- The location of power poles and/or street furniture

PRELIMINARY

The following is a Statement of Environmental Effects and Site Analysis, as required by Council in their "Development Control Plan.

2. SUBJECT SITE

2.1 Location

Diagram 1 shows the location of the site. The site is located approximately 11.2 km west of Parramatta CBD and approximately 26km west of Sydney CBD.

The site is located within residential area of much surrounding of single and double storey dwellings. Proposed development in the street has been Constructed recently which helps our application to seek approval in the future.

2.2 Proximity to: Approximate Distance

2.2.1 Transport

Revesby Railway Station	4.3km
Bus Stop	0.0km

2.2.2 Schools and Colleges

Picnic Point High School	2.6km
Bankstown Tafe	9.8km

2.2.3 Shopping Centres

Bankstown Centro	10.0km
Local shops	0.9km

2.2.4 Hospitals

Bankstown Hospital	7.1km
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2.3 Property Description

The subject property can be identified as Lot 1 in D.P. 518149 at Picnic Point in the Local Government Area of Canterbury- Bankstown.

The frontage to 592 Henry Lawson Drive is approximates 12.44m, by the depth running west is 54.405m, which gives us a block size of 663.4m².

The land current has a single split level dwelling. The site slopes from the front east boundary to the rear west boundary. There are no significant trees on the site that require removal due to the proposed development.

The allotments adjoining to the north and south are two and three storey.

Specific details of the proposal are indicated on the enclosed Architectural Documentation. All disturbed areas created by the construction process will be restored and landscaped by the owner upon completion of the dwelling.

2.4 Property Description

2.4.1 Setback Patterns of Existing Development

There is a single storey cladding dwelling on site.

2.4.2 Roof Pitch

The proposal has been provided with a 20 degrees tiled roof pitch to the second storey and a 5 degrees steel roof to the lower floor.

2.4.3 Materials & Colours

Existing house within the area are being constructed with a variance of materials such as brick veneer, F.C. cladding, bag and painted or rendered brickwork. Roofing materials are mainly concrete or terra-cotta roof tiles or colorbond steel. The colours of these existing houses are mostly light neutral, medium tones. The proposal will be in keeping with the existing development. Refer to the colour schedule attached for this proposal.

3. PROPOSED DEVELOPMENT

It is proposed double storey dwelling on Lot 1 no 892 Henry Lawson Drive, as indicated on the enclosed Architectural Documentation.

It is proposed that this Dwelling will consist of seven bedrooms , Living, dining, Kitchen, front courtyard behind the building line. A Modern facade will enhance the aesthetics of the dwelling from the street and be in keeping with many dwellings on Henry Lawson Drive.

3.1 Site Coverage and Details

Lot 1

Number of Storeys = 2

Bedrooms = 7

Site Area = D.P 663.4m²

Garage = 2 car accommodation

Private Open Space = 80m²

3.1.1 Landscaped Area

The overall landscaped area for the site, excluding any proposed access driveways for Lot 1 is 127.83m². Level courtyard will be provided directly off the entertaining areas of the dwelling. The remainder of the site is evenly graded. Landscaping will be undertaken by the owner upon completion of the cottage.

3.2 Increased Population

1 x 7 bedroom x 7.0 population = 7.0

TOTAL = 7 persons

3.3 On-Site Parking

The dwelling has been provided with two covered car parking spaces. This complies with Council's criteria as outlined in the Code. The driveway and vehicle crossing complies with Council's performance criteria as also outlined in the Code.

Driveway gradients comply to Australian Standard AS 2890.1.

3.4 Access to the Site

Direct access to Henry Lawson Drive is available to this site.

3.5 Courtyards & Private Open Space

Lot 1

Bedrooms =7

POS = approximately 80m2

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

This proposed development involves the construction of an alterations and additions, seven bed room as indicated in the Architectural Documentation.

It is our opinion that the appropriate planning instruments for this development is Bankstown Council's "Detached Dwelling House DCP.

The subject land is zoned Residential. The proposed construction of a Double storey is permissible with the consent of Council within this zone.

4.1 Development Standards

4.1.1 Site Planning

The site falls approximately 7.67m from the front east corner to the rear west corner of the allotment.

It is proposed to cut and fill the site, as indicated in the Architectural Documentation, to form a level building platform and construct a raft slab as a base for the dwellings construction.

There are no significant trees that require removal due to the development proposal. At present the entire site is grassed.

Suitable landscaping with Council preferred species will be undertaken upon completion of the construction by the owner.

4.1.2 Compliance

REQUIREMENTS	REQUIRED	PROPOSED	COMPLY
Minimum Car Spaces	2 spaces per unit	2 spaces per unit	Yes
Roof Pitch	Metal Min 2 Deg Max 25 Deg	20 Degrees	Yes
Minimum P.O.S.	80.00m2	80m2	Yes
Minimum Setbacks	Garage 5.5m	Garage 20.66m	Yes
	Front 5.5m	Front 26.5m	Yes

4.1.3 Solar Access

The principal courtyard area is orientated towards the west. All habitable rooms, entertaining areas and courtyards will receive sufficient solar access will comply with Council's performance criteria. At this stage there is no residence to the south or east for overshadowing to affect.

Visual privacy to future adjacent properties has been allowed for in the design of the proposed cottage by way of minimising windows facing side boundaries and by reducing the height of any windows in the upper storey that would intrude on adjoining courtyard space. Where practical, windows have been placed so as to provide views to the occupants, without encroaching on neighbours privacy. In fact the majority of windows to entertaining areas have been located so as to provide views to the developments own private open space.

4.2 Suitability of Land

This development site is not affected by flooding, soil erosion, bushfire risk of similar natural constraints. Surrounding allotments will be developed for residential purposes as per Council's zoning policy.

4.3 Vegetation

The site will be cleared of most of the existing vegetation, around the dwelling, during the course of construction. It is therefore recommended that erosion control measures be instigated at an early stage to help stabilise the soil on site and prevent any nuisance to adjoining property owners.

Urgent measures should also be taken to minimise the infiltration of soil or building material waste into Council's stormwater drainage system. Strategic placement of retaining walls and stormwater sumps, along with suitable landscaping will help prevent soil erosion. Waste Management measures are also to be put in place as outlined in the Architectural Documentation.

4.4 Traffic Generation

Source: 'Policies, Guidelines and procedures for traffic Generation Development', RTA, 1985.

Daily Vehicle Trips (Total trips in and out).

3 trips per dwelling x 1 = 3 trips.

Evening peak trips (Total trips in and out).

0.3 trips per dwelling x 1 = 0.3 trips.

This level of additional traffic generation can be easily carried by the surrounding road system and is considered insignificant.

4.5 Utility Services

4.5.1 Sewer

A Sydney Water Corporation Sewer main is located to the front of the property, and is available for connection.

4.5.2 Water

A Sydney Water Corporation water main is located in the nature strip of Henry Lawson Drive and is available for connection.

4.5.3 Power

Underground electricity is available in the street and will be utilised to service the residence.

4.5.4 Telecommunications

Telstra service lines are available in the street ready for connection.

Cable T.V. lines are also available to serve this property.

4.5.5 Gas

yes

4.5.6 Site Drainage

The subject site falls approximately 7.67 metres to the west corner.

4.6 Landscape / Scenic Quality

This Development has been designed in accordance with:

Bankstown Council's "Detached Dwelling House DCP.

The proposed development consists of the construction of a two storey dwelling on Lot 1, No 892 Henry Lawson Drive Picnic Point.

The configuration of the Dwelling and it's location on the site have been taken into consideration so as not to overshadow adjoining private open space and courtyard areas.

The character and external appearance of the development when completed and landscaped will be in keeping with the all other development in Henry Lawson Drive. The building has been designed in a way to achieve maximum sunlight to it's occupants and their neighbours. Privacy is achieved via sufficient setbacks, landscaping and courtyard fencing to Council requirements. Restoration and addition to existing flora will be achieved by the planting of suitable Council approved species.

5. CONCLUSION

It is our opinion that this development having been designed using Council's controls will create negligible environmental effects.