

A photograph of a modern, two-story house with a mix of materials including brick, white siding, and dark grey accents. The house features large windows and a central entrance with a glass door. The image is partially obscured by a white text box and a dark grey logo area on the right.

Your vision. Our mission.



STATEMENT OF ENVIRONMENTAL EFFECTS

Sydney Drafting Concepts & Design Pty Ltd

**Lot B in DP 400662,
No 4 Heath Street,
Bankstown NSW 2200.**
Canterbury Bankstown

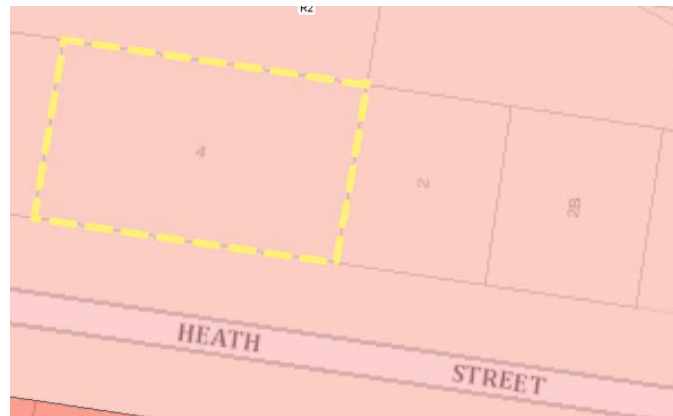
25th June 2024
Job No. 24035

Site Suitability

The site is situated on Northern side of Heath Street. The property is currently occupied by a single storey with a garage and sub floor beneath with associated landscaping which is existing.

The site is rectangular in shape with a total area of 682.9m² and a fall in relation to the topography of the land to the Eastern Boundary (Side).

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are either of face brickwork finish, rendered and lightweight cladding finish which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.



Design guidelines

The proposed is for the alteration and first floor addition to an existing residence,

Existing - Proposed Areas	
SITE:	682.90 m ²
Existing Areas	
Existing Ground:	110.10 m ²
Existing Lower:	25.19 m ²
Existing Garage:	36.42 m ²
Existing Porch:	13.90 m ²
Existing Patio:	5.67 m ²
Existing Alfresco:	0.00 m ²
SUB-TOTAL:	191.28 m ²
SQUARES:	20.59 SQ
Proposed Areas	
Proposed First:	70.88 m ²
Pro Balcony Front:	0.00 m ²
Pro Balcony Rear:	28.08 m ²
SUB-TOTAL:	98.96 m ²
SQUARES:	10.65 SQ
GRAND TOTAL:	290.24 m ²
TOTAL SQUARES:	31.24 SQ

FLOOR SPACE RATIO (FSR)	
*Areas are measured from the internal face of external walls and excludes First floor; voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details)	
SITE AREA	682.90 m ²
GROUND FLOOR	162.97 m ²
FIRST FLOOR	61.35 m ²
TOTAL GROSS FLOOR AREA	224.32 m ²
PROPOSED FSR	32.8481 %
	48
ALLOWABLE FSR	50.00 %

The **Custom** design is very well adapted to the existing surroundings and character in the Bankstown area. The home has style and character with the introduction of articulated external walls and variations in roof geometry, therefore minimising the bulk and scale of our development. Materials finish such as Weathertex Cladding and concrete roof tiles adds architectural elements and vision for future construction and sets a desirable precedent for any future development in the surrounding areas.

Present and previous uses

The property is zoned R2 – Low Density Residential under Camden Local Environmental Plan 2010, which will be maintained for the proposed development.

Coastal Protection

There is no indication that the land is affected by Coastal Protection.

Certain information relating to beaches and coasts

There is no indication that the land is affected by Beaches and Coasts.

Critical Habitat

There is no indication that the land is affected by Critical Habitat.

Conservation Protection

There is no indication that the land is affected by Conservation Protection.

Local Aboriginal Land Council

Gandangara

Mine Subsidence

There is no indication that the land is affected by Mine Subsidence.

Land Reserved for Acquisition

N/A

Bushfire Prone Land

There is no indication that the land is affected by Bushfire Prone Land.

Heritage

N/A

Minimum Lot Size

450m²

Height of Building

9.0m

Floor Space Ratio

0.5:1

Foreshore Building Line

N/A

Local Environmental Plans

Camden Local Environmental Plan 2010 (pub. 18-3-2022)

Local Provision

30 km

Compliance with Development Standards

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

SECTION 2—DWELLING HOUSES

Objectives

- O1** To ensure the building form, building design and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.
- O2** To ensure the building form and building design of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- O3** To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.
- O4** To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.
- O5** To minimise the visual impact of off-street parking on the streetscape.

Development controls

Storey limit (not including basements)

- 2.1** The storey limit for dwelling houses is two storeys.
- 2.2** The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.
- 2.3** Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:
 - (a) the dwelling house is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 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 site.

The proposed dwelling is two stories, and thus remaining compliant with councils DCP

Setback restrictions

- 2.4** The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.

Street setbacks

- 2.5** The minimum setback for a building wall to the primary street frontage is:
- (a) 5.5 metres for the first storey (i.e. the ground floor); and
 - (b) 6.5 metres for the second storey.
- 2.6** The minimum setback to the secondary street frontage is:
- (a) 3 metres for a building wall; and
 - (b) 5.5 metres for a garage or carport that is attached to the building wall.

Side setbacks

- 2.7** 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 site is 0.9 metre.
- 2.8** 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 site is 1.5 metres. 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.
- 2.9** The basement level must not project beyond the ground floor perimeter of the dwelling house.

Private open space

- 2.10** 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.

Access to sunlight

- 2.11** At least one living area must receive a minimum three 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.

Proposed Street Setbacks = 6.598m from the second storey to the street. (Compliant)

Proposed Side Setbacks = 2.926m (West Side) & 20.959m (East Side). (Compliant)

Proposed Private Open Space = 220m² (Compliant)

- 2.12** At least one living area of a dwelling on an adjoining site must receive a minimum three 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.
- 2.13** 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 site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.
- 2.14** Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Visual privacy

- 2.15** Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
 - (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
 - (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
 - (d) use another form of screening to the satisfaction of Council.
- 2.16** Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
 - (b) the window has a minimum sill height of 1.5 metres above floor level; or
 - (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
 - (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.
- 2.17** Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
- (a) does not have an external staircase; and
 - (b) does not exceed a width of 1.5 metres throughout; and
 - (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

Visual Privacy:

The subject site is not affected by the View Sharing restriction but the design has taken into consideration the control for the height limits and over shadowing to benefit the adjoining properties so the proposed Residence does not be an over development or add bulk and scale to the surrounding areas.

The design of the Proposed Residence is not affected by acoustic restriction by flow paths or traffic in that area. The traffic is just local residential traffic and pedestrian traffic, which is normal for a residential area

Windows located to the eastern side of the proposed addition are provided with adequate sill heights. And located far enough off the boundary as to not impose privacy issues on the adjoining property

2.18 Council does not allow dwelling houses to have roof-top balconies and the like.

Building design

2.19 The maximum roof pitch for dwelling houses is 35 degrees.

2.20 Council may allow dwelling houses to have an attic provided the attic design:

- (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.

2.21 The design of dormers must:

- (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.

2.22 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).

Building design (car parking)

2.23 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

2.24 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:

- (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
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.

Building Design:

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

Fence:

The existing fence to be replaced with new colorbond fence at 2m high as shown on site plans in architectural set.

Building Design (Car Parking):

N/A

Landscape

2.28 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.

2.29 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

- (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and
- (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and
- (c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and
- (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.

Proposed Landscaping = Compliant

<u>LANDSCAPE</u>		
FRONT YARD AREA	201.21	m ²
FRONT YARD LANDSCAPING	134.40	m ²
AMOUNT OF FRONT YARD L/SCAPED	66.80	%
MIN. ALLOWABLE BY NSW H/CODE:	45	%

Site Services

Proposed letter box and numbering will be in accordance with council and Australia posts requirements.

Clothes lines & Bin Locations are located behind the building line and not visible from the street.

All existing site services will remain.

Submissions

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues?

Conclusion

Council's DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully

Sydney Drafting Concepts & Design Pty Ltd.