



STATEMENT OF ENVIRONMENTAL EFFECTS

DEMOLITION OF EXISTING STRUCTURE AND
CONSTRUCTION OF A NEW ATTACHED TWO
STOREY DUAL OCCUPANCY WITH TORRENS
TITLE SUBDIVISION

FOR

668 HENRY LAWSON DRIVE, EAST HILLS NSW 221

The purpose of this report is to outline the proposed works, and demonstrate compliance of these works with policies set out by Canterbury Bankstown Council. The result of this report is that the proposal is consistent with the relevant Canterbury Bankstown Council Local Environmental Plan and Development Control Plans and should be approved, subject to appropriate conditions. The following information will demonstrate how the proposed development will impact on the natural and built environments both during and after construction and the proposed method of mitigating and adverse effects.

A. SITE SUITABILITY

The site has an area of approximately 929 sqm with a frontage at 15.240 m. The site falls approximately 1.9m from the North East Front boundary to the South West Rear boundary. This development application seeks approval for a proposed two storey dual occupancy with swimming pools at 668 Henry Lawson Drive, East Hills NSW 2213.



Figure 1 – 668 Henry Lawson Drive, East Hills NSW 2213 - SIX MAPS

B. PRESENT AND PREVIOUS USES

There is currently a single storey fibro dwelling on the site, with a tile roof used as a home on Lot A & DP 357768. As far as records and investigation have revealed, no previous uses apart from residential dwellings have occupied the site and the adjoining properties; hence it is assumed that no soil or other contamination exists.

C. PROPOSAL

The proposal seeks consent for the demolition of existing structures and the construction of a two-storey dwelling with swimming pools. The design has taken into consideration the natural slope of the site and the requirement for solar access. The proposal also seeks the consent of a shared driveway and adjoining vehicular crossing and associated works.

D. PROPOSAL

As per the Canterbury Bankstown LEP 2023, dwelling houses are permitted with consent.

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

Canterbury Bankstown Local Environmental Plan 2023

Part 4 Development Standards			
	Required	Proposed	Complies
4.1 Minimum Subdivision Lot size	450sqm	464.5 sqm	Yes
4.1A Minimum lot sizes and special provisions for dual occupancies	(a) the lot is at least— for dual occupancies (attached)— 500m ² , and	929sqm	Yes
	(b) the width of the lot at the front building line is at least— (i) for dual occupancies (attached)— 15m, and	15.24m	Yes
	(c) each dwelling will have a frontage to a road.	Both dwellings face Henry Lawson Drive	Yes
	(3) Development consent must not be granted to the subdivision of a dual occupancy in Zone R2 on land identified as “Area 1” on the <i>Clause Application Map</i> unless each resulting lot will be at least— for dual occupancies (attached)— 250m ² , and	464.5 sqm	Yes

	for dual occupancies (detached)— 350m ² .		
4.3 Height of buildings	9m	7.455m	Yes
4.4 Floor space ratio	0.5:1 = 464.5 SQM	464 sqm	Yes

Canterbury Bankstown Development Control Plan 2023

Section 2 – Dual Occupancies		
Development Control	Proposed	Complies
4.1 For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m ² per dwelling.	464.5 sqm	Yes
4.2 The storey limit for dual occupancies is two storeys.	Two storeys proposed	Yes
4.3 The siting of dual occupancies, 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.	The proposal has been designed taken in to consideration the slope of the site and adjoining properties. No significant excavation is proposed.	Yes
Fill 4.4 Any reconstituted ground level on the site within the ground floor perimeter of dual occupancies must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	No Fill proposed	Yes
4.5 Any reconstituted ground level on the site outside of the ground floor perimeter of dual occupancies must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	No Fill proposed	Yes
4.6 The erection of dual occupancies is prohibited within 9m of an existing animal boarding or training establishment.	No animal boarding or training establishment is within 9m of the site.	Yes
Street setbacks 4.7 The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey	The site fronts a classified road (Henry Lawson Drive) and has been setback to an average of the adjoining neighbours to maintain streetscape.	Yes
4.8 The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall.	N/A	N/A
Side setbacks 4.9 The minimum setback for a building wall to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.	0.9m side setback provided	Yes
4.10 The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like. The intended outcome is to provide a clear path at all times for residents and visitors to access the rear yard and/or carry out maintenance works.	Setbacks are clear of any obstruction	Yes
4.12 Dual occupancies must provide a minimum 80m ² 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 5m throughout.	80.2 sqm of POS provided to each unit	Yes
Access to sunlight 4.13 At least one living area of each dwelling 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.	Provided	Yes
4.14 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	Provided	Yes

overshadowing on the affected living areas of the dwelling.		
4.15 A minimum 50% of the private open space required for each dwelling 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. 4.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Provided	Yes
4.15 A minimum 50% of the private open space required for each dwelling 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.	Provided	Yes
4.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	Provided	Yes
Visual privacy 4.17 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 1.5m above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or (d) use another form of screening to the satisfaction of Council.	Windows have been designed to consider visual privacy.	Yes
4.18 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 1.5m above floor level; or (c) the window has translucent glazing to a minimum height of 1.5m 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.	Provided	Yes
4.19 Council may allow dual occupancies 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 1.5m throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	Balcony to First floor Master bedrooms have been provided by a width of 1.5m	Yes
4.20 Council does not allow dual occupancies to have roof-top balconies and the like.	Not provided	Yes
Building design 4.21 Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site	Demolition of all structures proposed	Yes
4.22 The design of dual occupancies must ensure: (a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or (b) the street facade of dual occupancies (attached) or dual	The design has taken into consideration these controls. Please refer to architectural Plans	Yes

occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and (c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and (d) the garage, driveway and front fence do not dominate the front of the building and front yard; and (e) the two dwellings on a corner site each face a different frontage.		
4.23 The maximum roof pitch for dual occupancies is 35 degrees.	Roof pitch of 3 degrees	Yes
4.24 Council may allow dual occupancies 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.	N/A	N/A
4.25 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 2m; and (d) the number of dormers must not dominate the roof plane.	N/A	N/A
4.26 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).	N/A	N/A
Building design (car parking) 4.27 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.	N/A	N/A
4.28 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection	Garages located behind building line	Yes
Landscape 4.31 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 dual occupancy.	No Native or significant trees are affected by the proposal	Yes
4.32 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 dual occupancy and the primary street frontage; and (b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and (c) plant at least one 75 litre tree between the dual occupancy 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 12m adjacent to the waterbody.	50.6% of front area proposed as landscape. Refer to Landscape Plan.	

The immediate surroundings of the site and existing neighbourhood is highly developed. However, the proposed design of the proposed Dual Occupancy is quite contemporary and enhances the character of the neighbourhood.

The use of the white/ concrete render and timber provides the streetscape with a classic yet modern facade. The use of large windows on the facade allows good amenity for occupants and excessive natural light to enter

the front living space.

The facade design allow for visibility and depth to the house design, and draws the attention of pass-byers elsewhere.

E. ENVIRONMENTAL IMPACTS

The proposal will not generate any additional traffic on Henry Lawson Drive. It should be noted that the natural ground level will remain unaffected by the proposed dual occupancy and driveway works.

F. GENERAL ACCESIBILITY

The site falls approximately 1.99m from the North East Front boundary to the South West Rear boundary. However, there is no obstruction to enter. Therefore, general accessibility to the site is not difficult. Ramp access is not required nor has it been provided. Construction access will be achieved with no disruption to Henry Lawson Drive or adjoining neighbours.

G. PRIVACY, VIEWS AND OVERSHADOWING/SUNLIGHT

The development is designed to maximise solar access to living areas whilst simultaneously avoiding external impact such as overshadowing to neighbouring sites. The high light windows are strategically positioned to protect the privacy of the neighbouring buildings as well as the privacy of the proposed building's residents. The proposal takes full advantage of the land by utilising open spaces through the considered use of glazing and the integration of internal and external spaces. The proposed building is designed in such a way as not to affect the views of either adjoining properties. The proposed dwelling does not impact the neighbouring properties living spaces and private open space as they still achieve the minimum 3 hours of direct sunlight during the Winter solstice.

H. VEGETATION

The site has five trees that are proposed to be removed with the purpose of the proposed dual occupancy. The trees are not native trees. Four new trees are proposed in the front and rear yard.

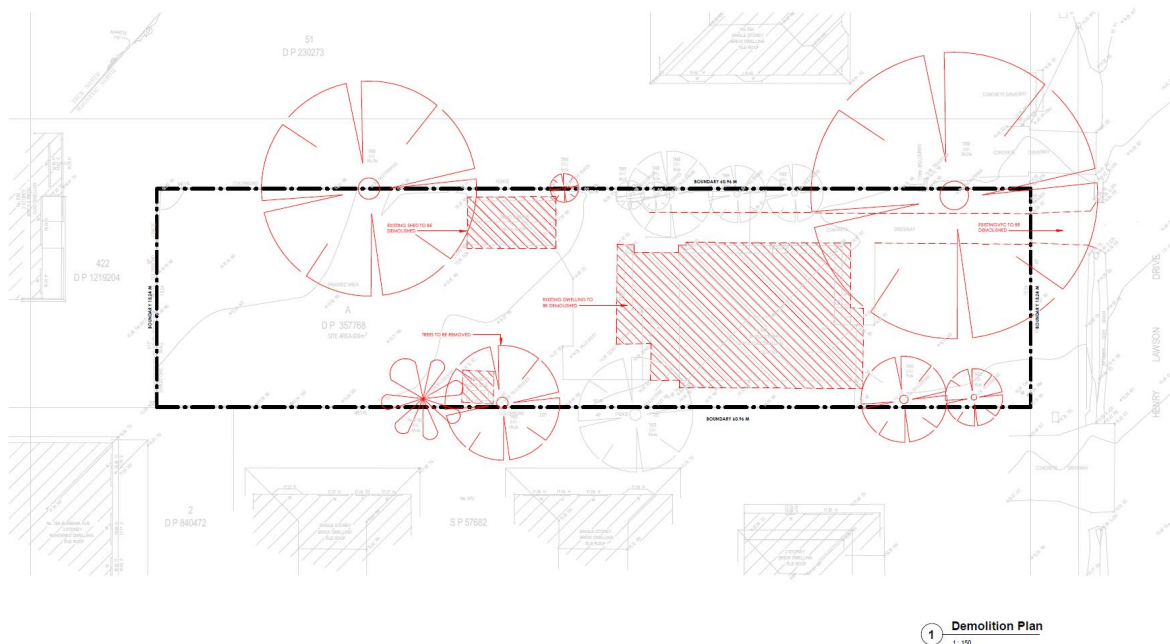


Figure 2 – 668 Henry Lawson Drive, East Hills NSW 2213 – Demolition Plan - Dezcon

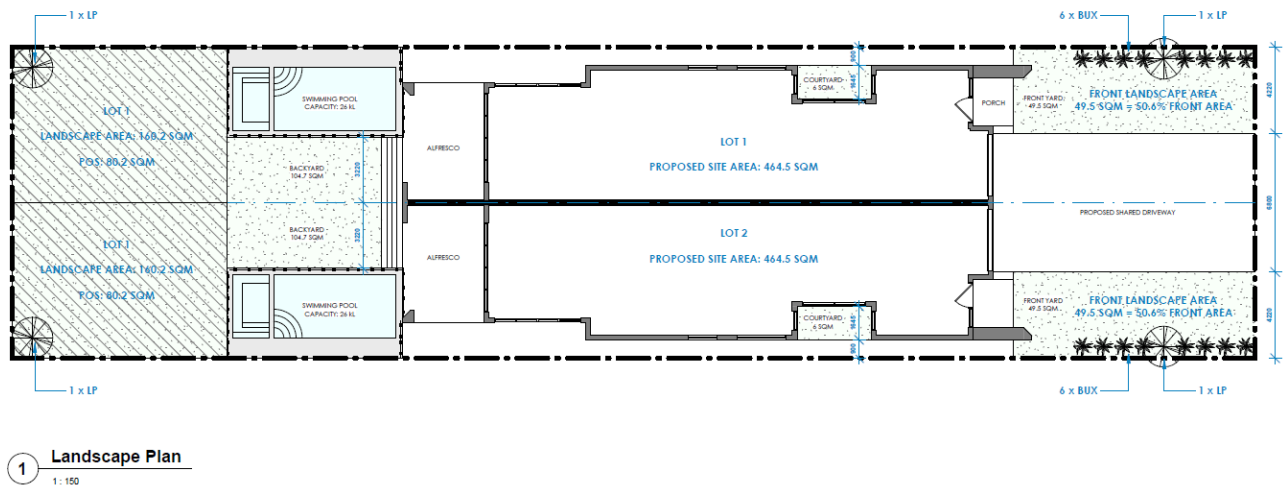


Figure 3 – 668 Henry Lawson Drive, East Hills NSW 2213 – Landscape Plan

I. AIR AND NOISE

Council guidelines regarding construction hours will be strictly adhered to and imposed on all subcontractors.

J. DRAINAGE

Please refer to the proposed Storm water Drainage Plans and Management Plan submitted with this application for details.

K. EROSION & SEDIMENT CONTROL

Please refer to submitted drawings for full erosion and sediment control details.

L. ENERGY

The proposed dual occupancy dwelling has been designed with sensitivity to minimise environmental impact and maximise energy efficiency. Passive elements such as cross flow ventilation, wall and ceiling insulation and northern solar orientation have been introduced to the dwellings in order to minimise HVAC utilization. Water efficient kitchen and bathroom appliances and Hot water systems have been specified. Refer to the attached BASIX certificate, NatHERS and specifications on the drawings for full energy saving details.

M. WASTE MANAGEMENT

Wherever possible, demolished materials will be utilised in the construction of the proposed dwelling. Some material will be sold, and any materials that cannot be reused or sold will be disposed of in the appropriate and accepted means. All building materials delivered to site will be neatly and safely stored wholly within the site so as not to obstruct pedestrian or vehicular traffic. Please refer to the attached Waste Management Plan for estimated volumes and method of disposal/recycling.

N. HERITAGE

No Heritage Listed properties are affected by this development.