

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

**CONSTRUCTION OF A PROPOSED
TWO STOREY DWELLING-HOUSE WITH BASEMENT,
IN-GROUND SWIMMING POOL & BOATSHED**

**@ 602 Henry Lawson Drive, East Hills
NSW 2213**

Prepared by



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PART A - GENERAL

1.1 Introduction

This Statement of Environmental Effects accompanies a Development Application to propose:

1. Construction of a Two-storey Dwelling-House with Basement, In-ground Swimming Pool, & Boatshed

1.2 Details of Site

Address: 602 Henry Lawson Drive, East Hills
Site Details: LOT 14, SEC 1
D.P. 9510
Site Area: 784.1 m²
Zoning: R2 – Low Density Residential

1.3 Objectives of the proposal

The objective is to propose:

1. Construction of a Two-storey Dwelling-House with Basement, In-ground Swimming Pool & Boatshed

1.4 Methodology

The sections of the Statement of Environmental Effects has been assessed in accordance with Canterbury-Bankstown Council – Design guidelines and the relevant sections of the Bankstown DCP 2023 & LEP requirements.

1.5 Location map



Figure 1: Site Location (Six maps)

DESIGN PROPOSAL

The design of the dwelling is based on energy efficiency principles with windows to living areas. The simple and elegant design of the proposed new house provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in the dwelling 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 the dwellings is as per the DCP requirements.

The front facade of the proposed dwelling is designed to have a modern look enhanced with use of varying depths, new materials and elements.

The front setback for the dwelling complies with council requirements.

PART C - CANTERBURY DCP 2012 DESIGN GUIDELINES**2.1 Checklist**

- Part 1: THREE-STOREY DWELLING**

NEW HOUSES - CHECKLIST AS PER REQUIREMENTS OF Bankstown DCP 2023

	Required	Provided	Compliance
DESIGN GUIDELINES			
SITE AREA = 784.1 m²			
FSR	0.50:1 = 392.1 m ²	Three Storey Dwelling = 392 m ² TOTAL = 388.5 m ² > 392.1 m ²	YES
SITE COVERAGE	0.75:1 = 784.1 m ²	TOTAL = 477.4 m ² (60.9%)	YES
LANDSCAPING	45% forward of building line 57.1sqm	TOTAL = 59.6 m ² > 57.1 m ²	YES
PRIVATE OPEN SPACE	80sqm	80m ² proposed	YES
DWELLING SETBACKS			
FRONT SETBACK	5.5m to GF 6.5m to FF	MIN. 16.7m to BAS MIN. 4.5m to POR MIN. 6.0m to GF & FF	YES
SIDE SETBACK	0.9M to GF & FF 1.0M to Pool 0.9M to Outbuilding	0.9m to BAS, GF & FF 1.5m to Pool 1.0m to Boat Shed	YES
REAR SETBACK	0.9M to GF & FF 1.0M to Pool 0.9M to Outbuilding	MIN. 30.8m to GF MIN. 38.1m to FF MIN. 23.6m to Pool 2.7m to Boat Shed	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys	YES
	Max. building height 9.0M Max. outbuilding height 3.5M	Building height < 7M-9M Outbuilding height < 3.5M	YES
DESIGN ESSENTIALS CHECKLIST			
SITE SETBACKS	As per Bankstown DCP 2023	As per Bankstown DCP 2023	YES
ROOF	-	6 degrees pitched roof Colorbond sheeting. All eaves as per BASIX.	YES
FENCE TYPE	Rear and side boundaries fencing to be 1.8M high	Rear and side boundaries fencing are to be 1.8M high	YES

2.2 Building Footprints**OBJECTIVES**

The proposed house complies with the objectives of the building footprint, i.e.,

- To provide a variety of streetscapes that reflects the character of different precincts.

- To create an attractive and cohesive streetscape within local precincts.
- To maximize provision of solar access to dwellings.
- To minimise the impacts of development on neighbouring properties regarding view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

2.3 Performance Measures

FRONT SETBACKS

The proposed dwellings comply with the front setbacks, i.e.,

- Availability of direct vehicle access to the street.
- Proximity to open space areas.
- Setbacks:
 - Refer to compliance table

REAR SETBACKS

- Refer to compliance table

SIDE SETBACKS

- Refer to compliance table

PART D - RESIDENTIAL CHARACTER

3.1 Residential character

The proposal is consistent with the existing residential character in regards 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 dwellings during most of the daytime. All the areas are well ventilated and serve openness to both houses.

3.2 Design features

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

3.3 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. The garage is architecturally integrated within the building form. **PART E - FLOOR SPACE**

4.1 Development site - Objective

The site area is 784.1 m².

Proposed new dwellings combined gross floor area (GFA) is:

- Two Storey dwelling

- 392 m²

TOTAL:

- **392 m² (Two storey dwelling) = 392 m²**

The proposal complies with Design guidelines and the relevant sections of the Bankstown DCP & LEP 2023 requirements.

4.2 Urban form - Objective

The proposed new dwelling satisfies the Objectives of Urban form due to the following:

- Front elevation is articulated with steps to main entry.
- The facade design and building footprint integrate into the overall building form and enhance the desired street character.
- Private open space is accessible from the living area.
- Private garden is adjacent to neighbouring yards.

4.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Bankstown DCP 2023 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

4.4 Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines. We are proposing private open space of 80 m².

4.5 Solar Planning

Shadow diagrams have been provided. The design of the dwelling is prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies solar planning requirements.

A BASIX certificate indicating compliance with the Energy Requirements is as attached.

PART F - URBAN DESIGN DETAILS

5.1 Significant landscapes

The site is not situated in an area of any significant landscape precincts. Proposed landscaping plan is as attached.

5.2 Energy Efficiency

Development proposal is compliant with the requirements of the BASIX certificate.

5.3 Garden Design and Fences

Rear and side boundaries; fencing shall generally be 1.8m high fence.

PART G - CONSTRUCTION AND SITE MANAGEMENT

6.1 Landscape Construction

Landscaping will be as per Council's requirements and as denoted on drawings with Area calculations.

6.2 Construction Management

Waste management plan and Erosion and Sediment Control plan details have been shown on the drawings. Site analysis plan is also shown in the drawings. Hours of operation will be as per Council requirements.

6.3 Building Services

All appliances will be as per the BASIX requirements. Clothes drying line and Rain water tank will be installed as per BASIX certificate.

6.4 Storey limit Variation/Justification Statement (Refer to CL4.6 Variation Statement).

Under Clause 2.3 Storey Limit (not including basements) states that:

"The storey limit for dwelling houses is 2 storeys.

In addition, dwelling houses in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres."

The wall height for the majority of the development is less than 7 metres, however, for the portion of the building where the staircase wall at the rear of the dwelling intersects with the new upper levels, the wall

height exceeds 7 metres. The section of the wall height that is over 7 metres is in line with the building line of the neighbouring dwellings at No. 584 & 582 Henry Lawson Drive which will not result in any excessive bulk

to the dwelling when viewed from the street. Similarly, when viewed from the park to the west, the wall

height is consistent with wall heights of newer nearby buildings. Furthermore, despite the non-compliance, the proposed wall height will meet the objectives of the *Clause 2.3 Storey Limit (not including basements)* which is provided as follows:

To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.

Based on the above objective, it is considered that:

- the proposed wall height for the dwelling house will be in line with the building line of adjoining properties and will not have an excessive bulk when viewed from the street;
- the wall height will not have any significant overshadowing impacts as discussed in Section 6 of this Statement, the living areas and private open space areas of No. 600 & 604 Henry Lawson Drive will receive the required solar access in mid-winter;
- the non-compliant wall height will not result in any reduction in privacy amenity for adjoining properties. As previously discussed in Section 6 of this Statement, the proposal will not create any adverse privacy impacts for adjoining properties.

As a result, based on the above it is considered that the non-compliance with *Clause 2.3 Storey Limit (not including basements)* of the BDCP 2023 is justified and should be supported in this instance.

The primary contributing factor for the wall height exceeding 7 meters is the flood affectation of the site which requires the ground floor level to be elevated to the FFL proposed. This has the effect of pushing the built form higher to the rear of the site where the wall height exceeds 7 meters and therefore triggers the additional setback requirement. Therefore, the non-compliant side setbacks are considered satisfactory.

6.5 Biodiversity Requirements CBLEP 2023 Section 6.4

6.4 Biodiversity

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity by—
 - (a) protecting native fauna and flora, and (replacement trees provided)
 - (b) protecting the ecological processes necessary for their continued existence, and(replacement trees provided)
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats. (replacement trees provided) vegetation and landscaped area pretty much remains as per existing locations.
- (2) This clause applies to land identified as “Biodiversity” on the [Biodiversity Map](#). (we are within the area).
- (3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider—
 - (a) whether the development is likely to have the following—

- (i) an adverse impact on the condition, ecological value and significance of the fauna and flora on the land,
- (ii) an adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna,
- (iii) the potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land,
- (iv) an adverse impact on the habitat elements providing connectivity on the land,
- (b) appropriate measures to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the development is designed, sited and will be managed to avoid a significant adverse environmental impact, or
 - (b) if a significant adverse environmental impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise the impact.

PART H – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Bankstown DCP 2023

Plans / Elevations submitted are substantially in accordance with the DCP requirements.

The proposed developments have required site setbacks and comply with the landscaped area requirements.

All care has been taken to ensure that the proposal positively contributes to the streetscape.

We therefore believe the proposal merits Council approval.