

# Statement of Environmental Effects

12 Endeavour Road, Georges Hall

Supporting Development Application

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## 1.0 SITE ANALYSIS

The site is located on the northern side of Endeavour Road, Georges Hall NSW. The site rectangular in shape with a front width of 15.275m (approx.) and a total site area of 582m<sup>2</sup>.

Adjoining the site to the eastern boundary, respectively, is No. 10 Endeavour Road, which consists of a single residential dwelling of light weight construction. Adjoining the site to the western side is No. 14 Endeavour Road, which consists of a two storey dwelling of brick construction.

## 2.0 EXISTING USES

Existing on site is a single storey residential dwelling of timber construction. The subject site is characterized by a mix of residential type developments including single, two storey dwellings, dual occupancies and multi-dwelling buildings.

## 3.0 ARIAL VIEW



## 4.0 PROPOSAL

The proposal seeks development consent for the alterations and additions of a first floor level to the existing dwelling.

## 5.0 STATUTORY CONSIDERATIONS

Pursuant to Section 4.15 (1) Environmental Planning and assessment act 1979, the following provisions have been taken into consideration.

### 5.1 BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

Control	Requirement	Proposed	Complies
Zoning	Zoned – R2 Low Density Residential	Proposed “dwelling house & secondary dwelling” that is permissible with consent	Yes
4.3 Height of Buildings  (2) The height of a building on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u> .	9m	Proposed maximum heights are under 9m	Yes
4.4 Floor Space Ratio	0.5:1	0.50:1	Yes
5.9AA Trees or vegetation not prescribed by development control plan	Preservation of Trees	No significant trees have been proposed to be removed.	Yes
5.10 Heritage Conservation		Not in a heritage conservation area	Yes
6.1 Acid Sulphate Soils	Class 5	The proposed works are not less than 1m below natural ground surface and will not lower the watertable by more than 1m.	Yes
6.2 Earthworks	Objectives; minimise impact to drainage patters, adjoining properties, future redevelopment, impact on catchment.	Minimal excavation sought which is commensurate of that of a dwelling house/dual occupancies and other low form residential densities.	Yes
6.3 Flood Planning		Refer to attached SSR and stowmater requirements. Dwelling has been raised 500mm above the 100 years flood levels.	Yes

## 5.2 BANKSTOWN DEVELOPMENT CONTROL PLAN 2015 - PART B1 (section 2) DWELLING HOUSES

No.	Development standard	Proposed	Compliant
<b>Subdivision</b>			
2.1	The subdivision of land must not create more than 4 battle-axe lots	not applicable	N/A
2.2	Where the subdivision of land is creating: (a) a single battle-axe lot, the minimum width of an access handle is 3.5 metres; or (b) 2 or more battle-axe lots, the minimum width of an access handle is 3.5 metres plus a passing bay at 30 metre intervals.	not applicable	N/A
<b>Storey limit (not including basements)</b>			
2.3	The storey limit for dwelling houses is 2 storeys	2 Storeys	YES
2.4	The siting of dwelling houses and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	proposal is keeping with the natural contours of the land.	YES
2.5	Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:	not applicable	N/A
<b>Setback restrictions</b>			
2.6	The erection of dwelling houses is prohibited within 9 metres of an existing stable.	not applicable	N/A
<b>Setbacks to the primary and secondary road frontages</b>			
2.7	The minimum setback for a building wall to the primary road frontage is:		
	(a) 5.5 metres for the first storey (i.e. the ground floor); and	No change to established setback	YES
	(b) 6.5 metres for the second storey.	15.555m	YES
2.8	The minimum setback to the secondary road frontage is:		
	(a) 3 metres for a building wall; and	not applicable	N/A
	(b) 5.5 metres for a garage or carport that is attached to the building wall.	No change to established setback	YES
<b>Setbacks to the side boundary</b>			
2.9	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 allotment is 0.9 metre.	max wall height under 7m setback = 900mm (min)	YES
2.10	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 allotment is 1.5 metres	not applicable	N/A

2.11	2.11 The basement level must not project beyond the ground floor perimeter of the dwelling house.	not applicable	N/A
<b>Private open space</b>			
2.12	Dwelling houses must provide a minimum 80m <sup>2</sup> 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.	80sq.m is provided	YES
<b>Access to sunlight</b>			
2.13	At least one living area must receive a minimum 3 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.	No change to the existing ground floor living room requirements thus existing solar levels remain. .	YES
2.14	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 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.	Majority of shadows are being cast towards the front of the property. There is no loss of sunlight to any adjoining properties.	YES
2.15	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 allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	Majority of shadows are being cast towards the front of the property. There is no loss of sunlight to any adjoining properties.	YES
2.16	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighboring properties	Majority of shadows are being cast towards the front of the property. There is no loss of sunlight to any adjoining properties.	YES
<b>Visual privacy</b>			



2.17	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;	Living and lounge windows on ground floor have been offset from adjoining neighbours to minimize overlooking.	YES
2.18	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 1.5 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.	no proposed windows are directly looking into adjoining properties private open space.	YES
2.19	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:	not applicable	N/A
2.20	Council does not allow dwelling houses to have roof-top balconies and the like.	not applicable	N/A
<b>building design</b>			
2.21	The maximum roof pitch for dual occupancies is 35 degrees	20 - 30 degrees roof pitch (max)	YES
2.22	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	not applicable	N/A
	(b) ensures the attic does not give the external appearance of a storey.	not applicable	N/A
2.23	The design of dormers must		
	(a) be compatible with the form and pitch of the roof; and	not applicable	N/A
	(b) must not project above the ridgeline of the main roof; and	not applicable	N/A
	(c) must not exceed a width of 2 metres; and	not applicable	N/A
	(d) the number of dormers must not dominate the roof plane	not applicable	N/A

2.24	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).	not applicable	N/A
<b>Building design (car parking)</b>			
2.25	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:	not applicable	YES
2.26	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 per dwelling to locate forward of the front building line provided:	No change to existing parking	YES
2.27	Despite clause 2.26, Council may allow an existing dwelling house (approved prior to 21 October 1997) to erect a carport forward of the front building line.	not applicable	N/A
2.28	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.	No change to existing parking	YES
2.29	Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:	No change to existing parking	YES
<b>Landscaping</b>			
4.33	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house	No proposed trees to be removed	YES
4.32	Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species):		
	(a) a minimum 45% of the area between the dwelling house and the primary road frontage; and	No change to existing front landscape	YES
	(b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and	not applicable	N/A
	(c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and	No change to existing front landscape	YES

#### 5.4 STATE ENVIRONMENTAL PLANNING POLICY: BASIX – 2004

A valid BASIX accompanies the development proposal which identifies the requirements regarding; thermal comfort, rainwater tanks and energy efficiency. In this regard, the intent of the SEPP has been satisfied.

#### 6.0 ENVIRONMENTAL IMPACTS

##### Natural Environment Impacts

The proposal is not considered to result in any unacceptable impacts to the natural environment given the nature of works proposed for the reasons contained within this report.

##### Built Environment Impacts

The proposed development is not considered to result in any unacceptable built environment impacts as the proposal forms a residential permissible use.

##### Economic Impacts

The proposal is not considered to result in any unacceptable economic impacts given the proposed residential purpose.

##### Social Impacts

The proposal is not considered to result in any unacceptable social impacts.

#### 7.0 SUITABILITY OF THE SITE

The proposal is considered to be suitable for the subject site. The proposal is considered to be appropriate as the proposal adequately satisfies the objectives of the applicable planning controls.

#### 8.0 PUBLIC INTEREST

The proposed development is considered to be in the public interest for the reasons contained within this report. As previously stated the proposal adequately satisfies the underlying planning objectives of the controls and do not result in any unreasonable material impact.

#### 9.0 DEVELOPMENT STANDARDS

The proposal has been considered against Section 4.15 Evaluation Clause (3A) (a) (b) which states that;

“(3A) Development control plans - If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

- (a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards-is not to require more onerous standards with respect to that aspect of the development, and
- (b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards-is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and
- (c) may consider those provisions only in connection with the assessment of that development application.”



In relation to the above, the proposal complies with the objectives of the controls and results in a reasonable residential development which forms part of the desired and future character of the zone.

## 10 CONCLUSION

The proposal is considered to be appropriate as the considerations against the statutory provisions have been met. The proposal satisfies the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, State Environmental Planning Policy – BASIX: 2004, Canterbury - Bankstown City Council Local Environmental Plan 2023 and Canterbury - Bankstown Council Development Control Plan 2023.

In conclusion, the proposal consists of a dwelling house which forms a permissible development use subject to development consent. The proposal complies with Council's prescribed controls and it is considered that the objectives of the controls are met and that no unacceptable natural, built environment, economic or social impacts arise. In this regard, the proposal is considered to be worthy for approval for consideration by Canterbury - Bankstown City Council, as the Consent Authority.