

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

**1 - DEMOLITION OF ALL EXISTING STRUCTURES
2 – CONSTRUCTION OF PROPOSED A
TWO STOREY DWELLING WITH BASEMENT, POOL,
CABANA & SECONDARY DWELLING (ISSUED FOR
S4.55(2))**

**@ 45 Hillcrest Ave, Greenacre
NSW 2190**

Prepared by



NEMCODESIGN
Pty. Ltd.

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PART A - GENERAL

1.1 Introduction

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

1. Demolition of all Existing Structures
2. Construction of a Two storey dwelling with Basement, Pool, Cabana & Secondary Dwelling
3. **ISSUED FOR S4.55(2) – Refer to S4.55(2) Section for Information**

All existing structures on site are proposed to be demolished as a part of new development.
The proposal is shown in the drawings.

1.2 Details of Site

Address: 45 Hillcrest, Greenacre NSW 2190
Site Details: LOT 1
D.P. 21703
Site Area: 1220 m²
Zoning: R2 – Low Density Residential

1.3 Objectives of the proposal

All buildings are proposed to be demolished as a part of new development.
The objective is to propose:

1. Demolition of all existing structures
2. Construction of a Two Storey Dwelling with Basement & Secondary Dwelling

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)

PART B – 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/BANKSTOWN DCP 2023 DESIGN GUIDELINES

3.1 Checklist

- **Part 1: TWO-STOREY DWELLING**

NEW HOUSES - CHECKLIST AS PER REQUIREMENTS OF Canterbury/Bankstown DCP 2023

	Required	Provided	Compliance
DESIGN GUIDELINES			

SITE AREA = 1220 m²			
FSR	0.50:1 = 610 m ²	Two Storey Dwelling and Secondary Dwelling = 609.9 m ² TOTAL = 609.9 m ² > 610 m ²	YES
SITE COVERAGE	0.75:1 = 388.9 m ²	TOTAL = 630.5 m ² (51.7%)	YES
LANDSCAPING	45% forward of building line 36.4sqm	TOTAL = 54.3 m ² > 36.4 m ²	YES
PRIVATE OPEN SPACE	160sqm	160m ² proposed	YES
DWELLING SETBACKS			
FRONT SETBACK	5.5m to GF 6.5m to FF	MIN. 6.80m to BAS MIN. 6.50m to GF & FF 5.30 to POR	YES
SIDE SETBACK	0.9M to GF & FF 1.0M to Pool	MIN. 1.00m to BAS / GF / FF 1.00m to GRANNY / POR	YES
REAR SETBACK	0.9M to GF & FF 1.0M to Pool	46.157m to BAS, GF MIN. 42.357m to FF 39.457m to ALF 3.00m to GRANNY	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys	YES
	Max. building height 8.5M Max. granny height 3.8M	Building height < 7M Granny height < 3.8M	YES
DESIGN ESSENTIALS CHECKLIST			
SITE SETBACKS	As per Bankstown DCP 2023	As per Bankstown DCP 2023	YES
ROOF	-	Two storey – Flat concrete slab Granny - 18 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

3.2 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.

3.3 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

4.1 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.

4.2 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.

4.3 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

5.1 Development site - Objective

The site area is 1220 m².

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

- Two Storey dwelling and Secondary Dwelling

- 609.9 m²

TOTAL:

- 609.9 m² < 610.0 m²

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

5.2 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.

5.3 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.

5.4 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 160 m².

5.5 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

6.1 Significant landscapes

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

6.2 Energy Efficiency

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

6.3 Garden Design and Fences

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

PART G - CONSTRUCTION AND SITE MANAGEMENT

7.1 Landscape Construction

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

7.2 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.

7.3 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.

PART H – VARIATION STATEMENTS

Clause 4.3 (2B). Granny Flat 3m Wall Height

As per clause 4.3 (2B) secondary dwellings require a max wall height of 3m from Natural Ground.

Our proposal consists of a secondary dwelling proposed at the rear of the property.

Due to the minimum FFL as the site is impacted by flooding we are required to raise the FFL by more than 1m above NGL. The secondary dwelling has a proposed ceiling height of 2.4m which is the minimum required for a secondary dwelling. the proposed variation to the wall height is approx. 450mm above the max 3m wall height.

Impacts to the neighbouring environment:

Neighbouring property No 47 also consists of an outbuilding at the rear within close proximity to our secondary dwelling. the RL of the roof is an additional 500mm above our Roof RL.

There is no existing vegetation or trees that need to be removed in order for us to construct the dwelling.

We therefore believe that merit should be given to the variation request as there are no impacts to the environment or neighbouring properties.

6.2 Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to—

(i) development that is permitted without development consent under this plan, or

(ii) development for which development consent has been granted.

(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following—

(a) the likely disruption of, or the detrimental effect on, drainage patterns and soil stability in the locality of the development, **the site is sloping to the rear with all drainage being caught behind the proposed cut.**

(b) the effect of the development on the likely future use or redevelopment of the land, **this is a new dwelling located in R2 zoning for residential development**

(c) the quality of the fill and the soil to be excavated, **standard soil/clay.**

(d) the effect of the development on the existing and likely amenity of adjoining properties, **proposed earthworks is more than 1m away from any boundary which does not affect the neighbouring properties. The earthworks is proposed closer to the rear of the property with no neighbouring structures around it.**

(e) the source of the fill material and the destination of the excavated material, **soil tip**

(f) the likelihood of disturbing relics, **no existing vegetation or trees will be removed in order for the earthworks to be completed.**

(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area, **this property does not fall within any of these areas.**

(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. **All of the above statements identify the reduction of impacts on the development.**

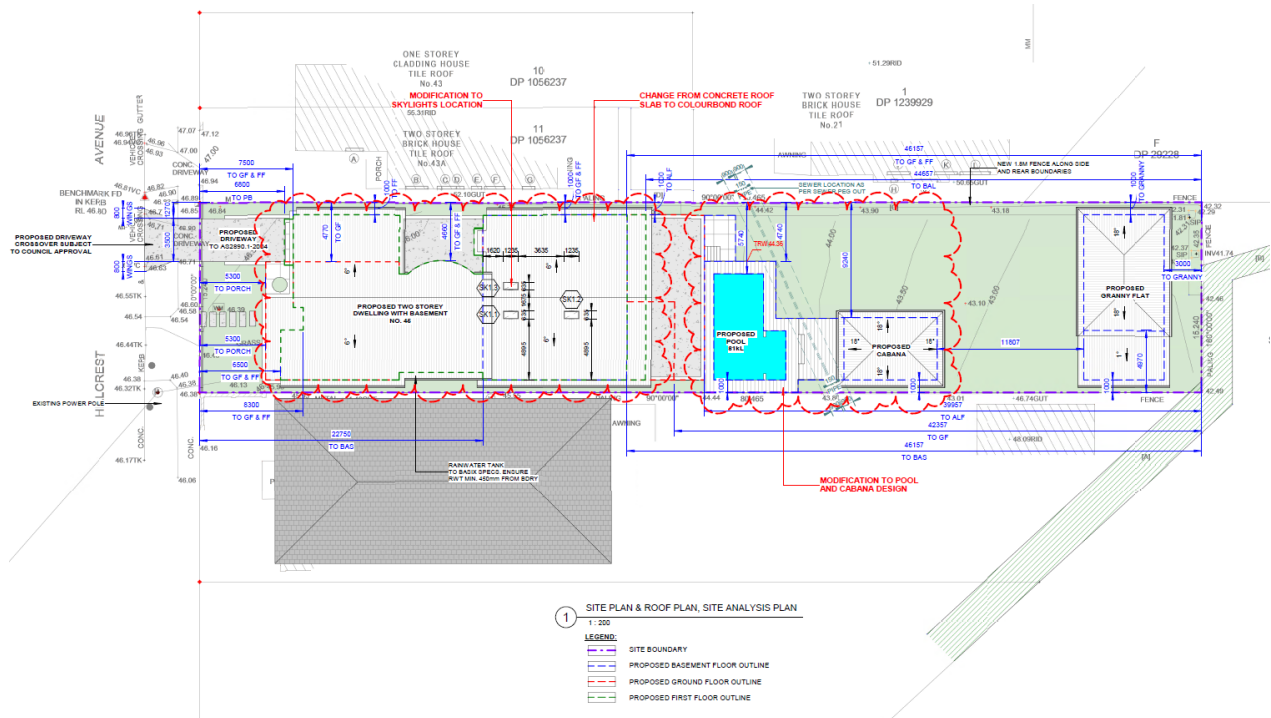
PART I – CONCLUSION

This SoEE is to accompany a Section 4.55(2) application.

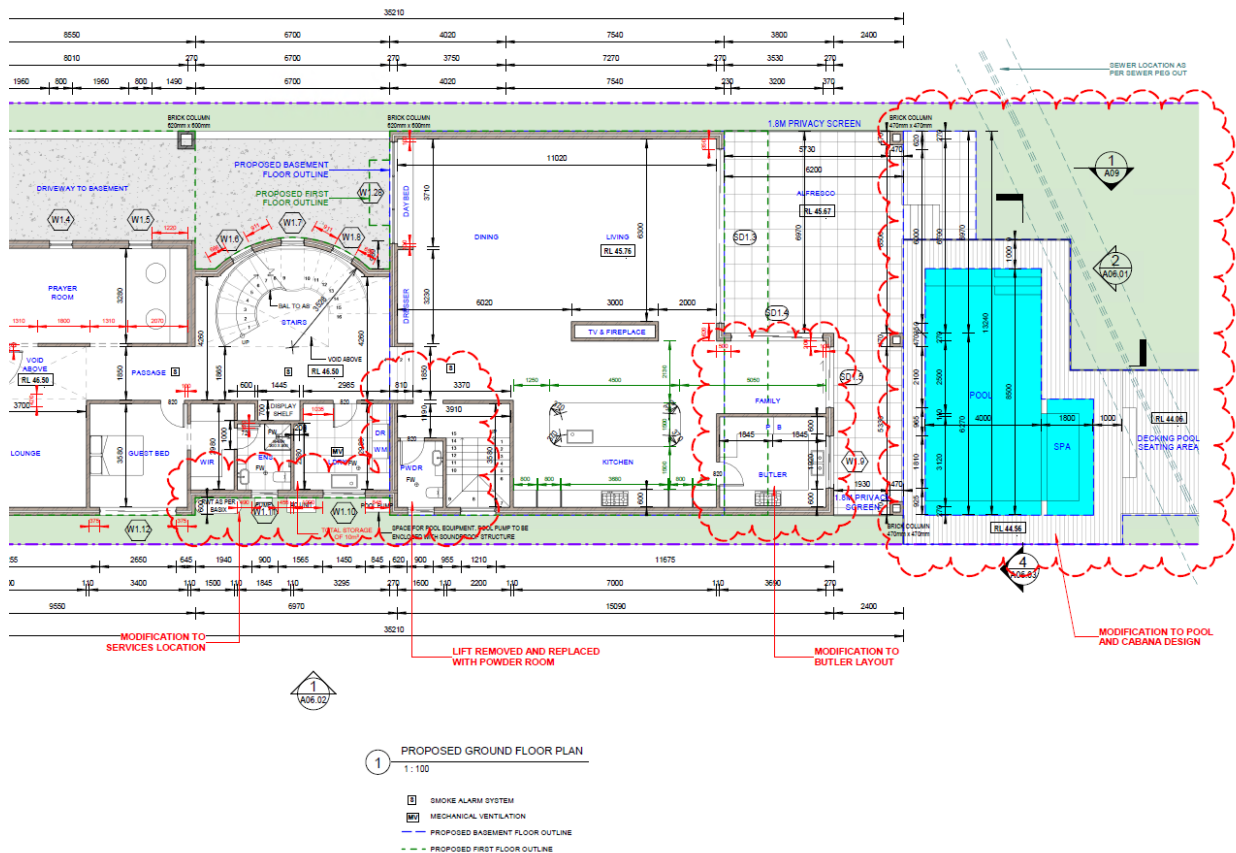
The following changes are made to the Architectural Plans.

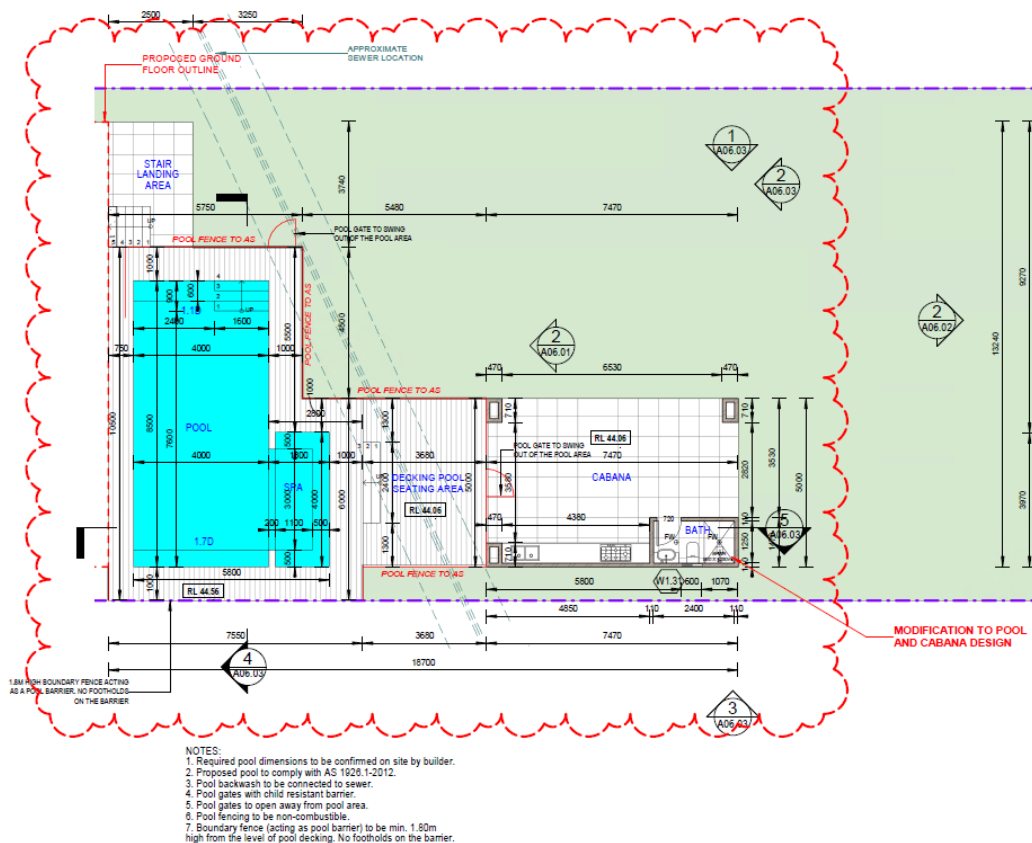
- Replace concrete roof structure with a Colorbond roof.
- Relocate Pool from underneath alfresco to backyard.
- Additional cabana placed with pool.
- Redesign back step down into backyard from alfresco.
- Removal of internal lift and slight reconfiguration to put this area towards the dwelling.
- Additional Games room placed on first floor.

Please see below images from the plans with the changes clouded.



Project Address: 45 Hillcrest Ave, Greenacre NSW 2190





PART J – 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.