

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED DEMOLITION OF EXISTING STRUCTURES
AND REMOVAL OF EXISTING TREES. PROPOSED BATTLE
AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF
A TWO STOREY DWELLING AT THE FRONT AND REAR
LOT (S4.55 Amendment)**

**@ 8 Hillview Avenue, Bankstown
NSW 2200**

Prepared by:

Date:

21/03/2025



NEMCODESIGN
Pty. Ltd.

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1. Introduction

This Statement of Environmental Effects accompanies a Development Application for:

- 1. Demolition of All Existing Structures**
- 2. Trees Removal**
- 3. Proposed Torrens Title Subdivision**
- 4. Construction of a Two Storey Dwelling on front lot and at the rear lot**

at 8 Hillview Avenue, Bankstown NSW 2200.

It should be read in conjunction with the architectural drawings prepared by Nemco Design Pty Ltd.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015
- Bankstown Council Design Guidelines

2. Site Analysis

2.1. Site Description

The sites at 8 Hillview Avenue, Bankstown NSW 2200 are registered as Lot 16 in DP 30757. They are located in a residential area; zoning R2 – Low Density Residential. This site has an irregular shape with a frontage of 10.394 m and site area of 1151 sqm.

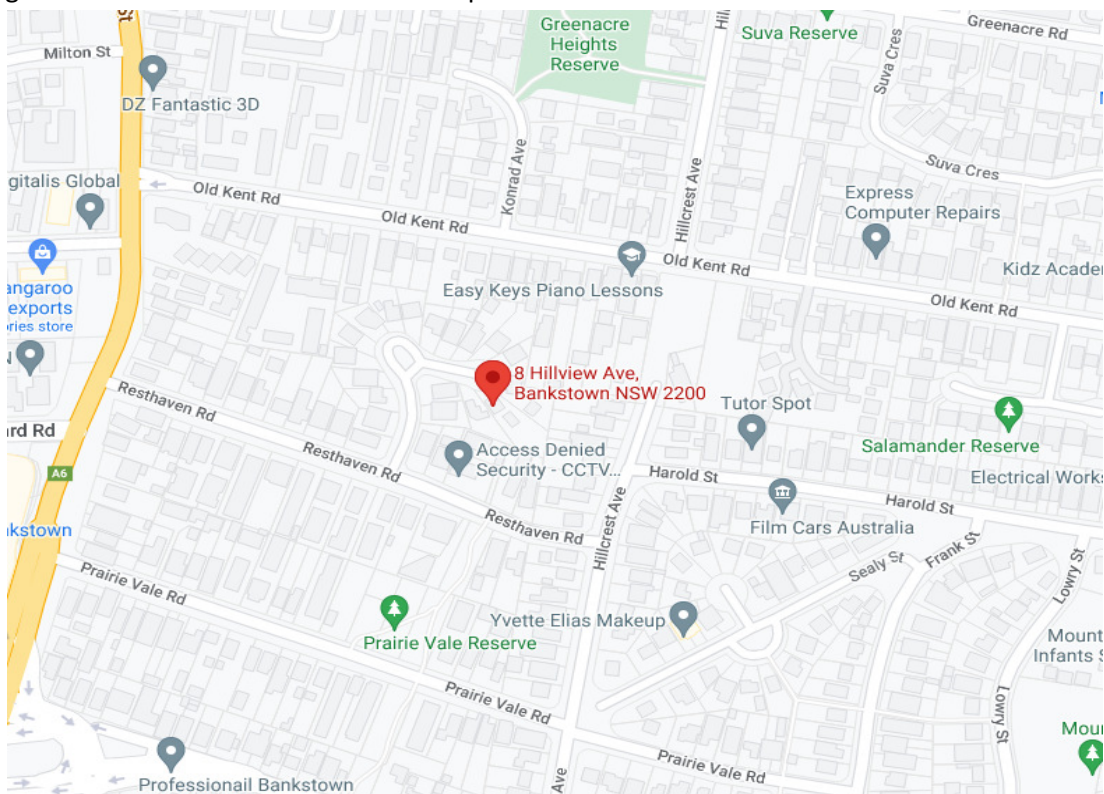


Figure 1. Map View (source: Google Maps)



Figure 2. Site location & context (source: Six Maps)

2.2. Existing Site

Site at 8 Hillview Avenue, Bankstown NSW 2200 currently contains a single storey bricked house with terracotta tiled roof and also multiple metal sheds.

3. Surrounding Area

Surrounding developments consist primarily of detached single or two-storey dwelling houses.

4. Proposed Development

4.1. Subdivision Proposal

Subdivide lot into 2 Torrens title lots.

Subdivision proposal is shown in the below plan.

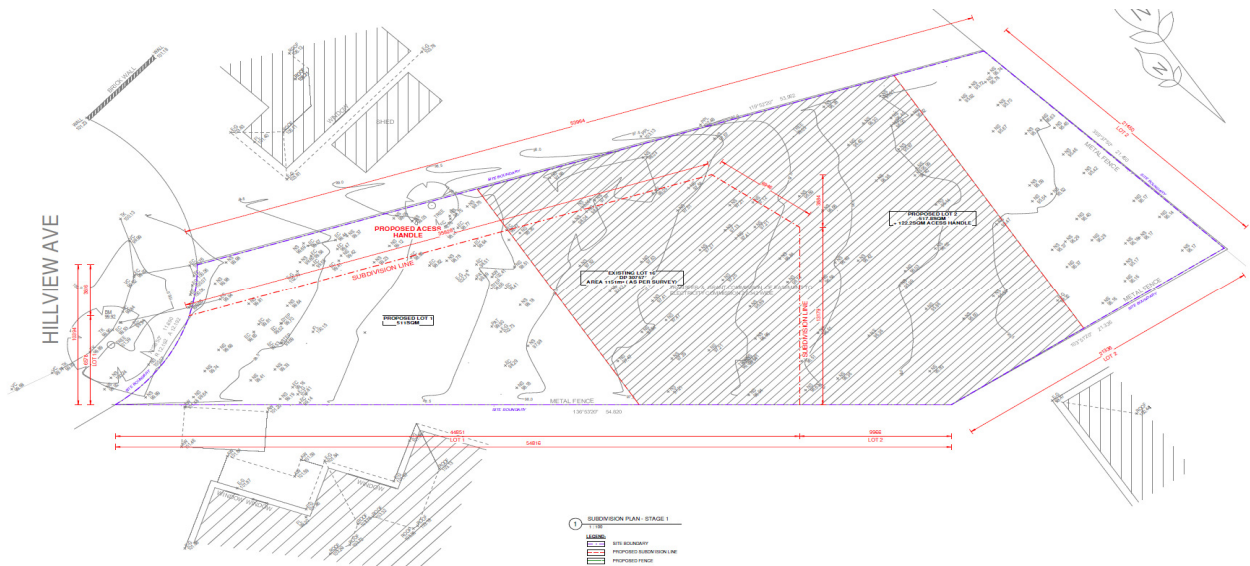


Figure 3. Proposed Subdivision

The total existing lot size is approx. (as per survey plan):

Lot 16: 1151 m²

Proposed lot sizes will be approx. (as per subdivision plan):

Lot 1: 511 m²

Lot 2: 517.8 m²

The proposal is meeting Council requirement of each Lot size of not less than 250 sqm for attached dual occupancy. The proposal is therefore put forward for council approvals.

4.2. Design Proposal

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

The front facades of the proposed dwellings are designed to have a non-symmetrical look when viewed from the street.

4.3. Residential Character

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

4.4. Design Features

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

4.5. 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. Both carports are architecturally integrated within the building form.

4.6. Floor Space Ratio

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Floor Space Ratio

Proposed FSR for each lot:

Lot 1: 202.0 m² (39.59%)

Lot 2: 182.3 m² (35.2%)

4.7. Private Open Space

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Private Open Space.

4.8. Solar Planning

Shadow diagrams have been provided. The designs of new dwellings are prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies most solar planning requirements.

4.9. Stormwater

Drainage will be linked to council stormwater system, as per Planning Diagrams.

5. Compliance Table

As per Bankstown Local Environmental Plan 2015 and Development Control Plan 2015

	Required	Provided	Compliance
DESIGN GUIDELINES			
FSR	<i>Max. Allowable FSR = 0.50 of Site Area</i>	Lot 1: 202.0 m² (39.59%) Lot 2: 182.3 m² (35.21%)	YES
PRIVATE OPEN SPACE	<i>Minimum 80 m² - Per Dwelling with a minimum dimension of 5 m</i>	Each Lot – 80 m²	YES
DWELLING SETBACKS			
FRONT SETBACK	<i>Primary frontage (to primary road) - 5.5 or 6.0 m to Garage 5.5 m to Ground Floor 6.5 m to First Floor</i>	Lot 1: Min. 2.574 m to CARPORT Min. 6.502m to GF & FF Lot 2: Not Required.	YES
SIDE SETBACK	<i>0.9M to GF & FF for Wall Height < 7.0m 1.5M to GF & FF for Wall Height > 7.0m</i>	WALL HEIGHT < 7M Lot 1: Min. 0.906m to GF, FF & ALF Lot 2: Min. 1.009m to GF & FF	YES
REAR SETBACK	-	Lot 1: Min. 19.362 m to GF & FF Min. 15.762 m to ALF Min. 5.362m to CARPORT Lot 2: Min. 4.317 m to GF Min. 1.009 m to ALF & FF	YES
WALL HEIGHT	<i>Max. 7.0 m for 0.9 Side Setback for House</i>	Wall height < 7 m - Houses	YES
BUILDING HEIGHT	<i>Maximum of 2 storeys</i>	2 storeys provided	YES
	<i>Max. 9.0 m</i>	Building height < 9 m	YES
DESIGN ESSENTIALS CHECKLIST			
ROOF	-	9 & 10 degrees colorbond flat roof for houses 18 degrees colorbond roof for carport All eaves as per BASIX	YES
FENCE TYPE	<i>Rear & side boundaries fencing 1.8 m high</i>	Rear & side fencing to be 1.8 m high	YES

6. Urban Design Details

6.1. Significant Landscapes

The site is not situated in an area of any significant and landscape precincts. Proposed Landscaping Plan is attached.

6.2. Energy Efficiency

Development proposal is compliant with the requirements of the Basix Certificate. Basix Certificate is attached.

6.3. Garden Design & Fences

Rear and side boundaries fencing shall generally be 1.8m high fence. Front fence as per architectural plans.

7. Construction & Site Management

7.1. Construction Management / Demolition

Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.

All care will be taken to avoid unnecessary disturbance to the site and/or adjoining properties throughout the construction and demolition process.

There will be a skip bin on site for all construction rubbish to collect in. Rubbish produced from any demolition works will be transported to council waste disposal site. Any asbestos or old fibro disturbed will be treated as an asbestos hazard and handled and disposed of according to regulation. All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

7.2. Noise Reduction

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

7.3. Building Services

All appliances will be as per the BASIX requirements. Clothes Drying Line and Rainwater Tanks will be installed as per BASIX Certificate.

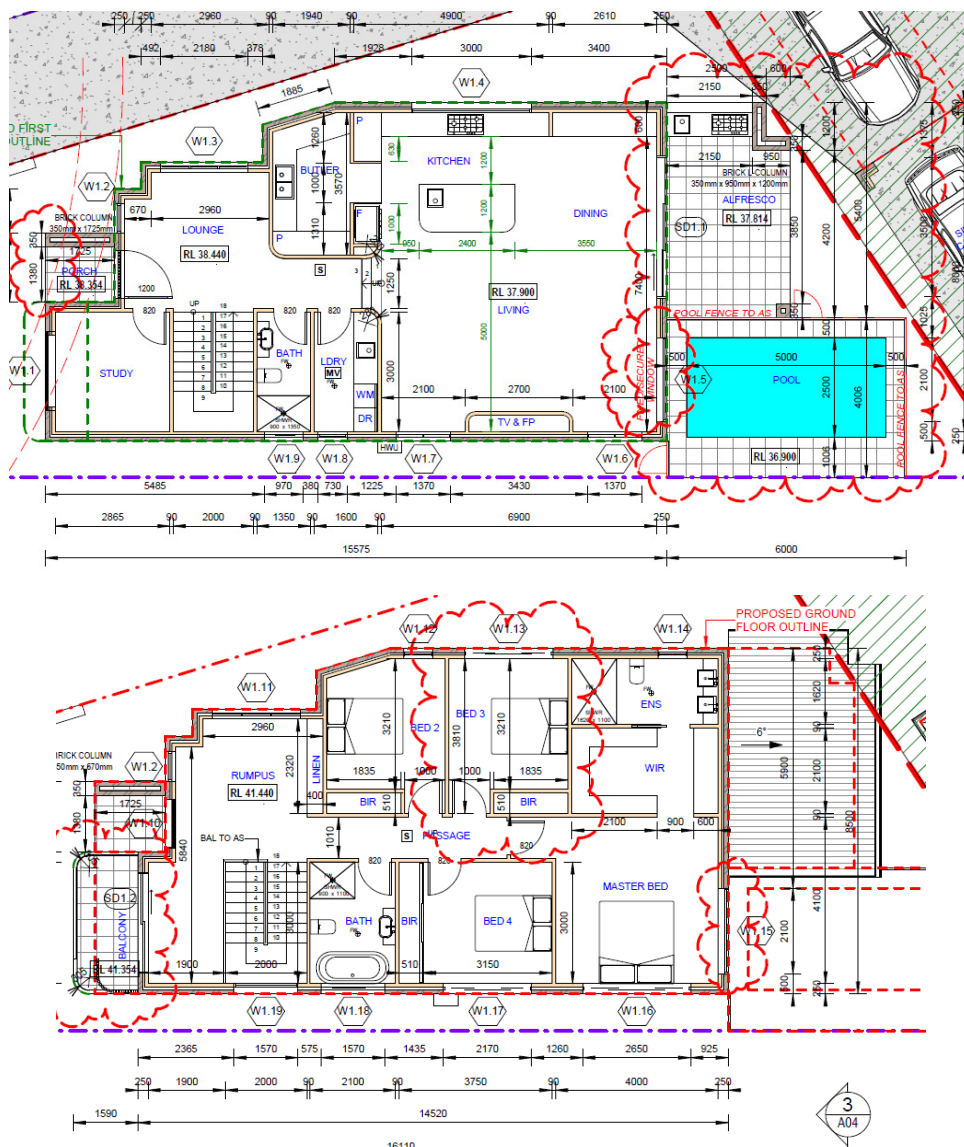
7.4. S4.55 Statement & Amendments Request

We are seeking approval under Section 4.55 for amendments made to the Architectural plans. The application is still in conjunction with the initial DA Approval with some minor amendments. The below list outlines the changes,

FRONT DWELLING

- Porch change to Front dwelling
- Alfresco layout reconfigured
- Inground pool added in outside of electrical easement adjacent to alfresco
- Small internal layout changes made to laundry and butler kitchen
- First floor redesigned to allow for a 4th bedroom
- 4 window changes as per new layout
- Façade redesigned as per 3d render

Below is a few images of the changes clouded on the plan.





8. Conclusion

Nemco Design is pleased to submit this Statement of Environmental Effects and accompanying information for a proposed Torrens Title Subdivision into 2 Lots for Double Storey at 8 Hillview Avenue, Bankstown NSW 2200.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Bankstown LEP2015, as well as DCP2015, and any other relevant statutory controls that apply to the site.

It can be seen that the proposed development satisfies all of the requirements set up in Bankstown LEP & DCP.

The proposed development at 8 Hillview Avenue, Bankstown NSW 2200 will be in keeping with the strategic aims of the Bankstown LEP and be sympathetic to the existing residential developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.