



STATEMENT OF ENVIRONMENTAL EFFECTS

SEMI-DETACHED DUAL OCCUPANCY with TORRENS TITLE SUBDIVISION

PROJECT ADDRESS	LOT 98 (#44) COLIN STREET LAKEMBA, NSW 2195
COUNCIL	CANTERBURY-BANKSTOWN
CLIENT(s)	MR. F HAGEALI



STATEMENT OF ENVIRONMENTAL EFFECTS

CONTENTS

DESCRIPTION OF LAND	3
SITE SUITABILITY	3
PRESENT AND PREVIOUS USE	3
PROPOSED DEVELOPMENT	3
RELEVANT PLANNING INSTRUMENTS AND DCP(S)	3
DEVELOPMENT COMPLIANCE	4
CONCLUSION	11

DESCRIPTION OF LAND

ADDRESS	44 COLIN STREET, LAKEMBA NSW 2195
LOT DETAILS	LOT 98 DP 5654

SITE SUITABILITY

The subject property is on **Colin Street** in the residential suburb of **Lakemba**. The subject property is zoned **R4 High Density Residential**.

The size of the site is **741.70m²** with a **15.24m** frontage to Colin Street.

All aspects of both the **Canterbury-Bankstown Development Control Plan (2023)** and the **Canterbury-Bankstown Local Environmental Plan (2023)** have been considered in this proposal, such as the treatment of the landform, achieving the least amount of excavation and filling of the land and achieving reasonable side and front setbacks from the property boundaries.

The impact that this development will have on neighbouring properties has been taken into consideration as the duplex is located within the site setback requirements. The neighbouring houses primarily consist of clad and masonry construction, with the proposed dwelling aiming to not detract from the existing character of this established suburban streetscape.

PRESENT AND PREVIOUS USE

The subject property and surrounding lots seem to have been solely used for residential purposes and is currently zoned **R4 High Density Residential**.

PROPOSED DEVELOPMENT

Semi-detached dual occupancy with a **Torrens Title** subdivision.

RELEVANT PLANNING INSTRUMENTS AND DCP(s)

ENVIRONMENTAL PLANNING INSTRUMENT	Canterbury-Bankstown Local Environmental Plan 2023
DEVELOPMENT CONTROL PLAN	Canterbury-Bankstown Development Control Plan 2023

DEVELOPMENT COMPLIANCE

The proposed development has been designed to comply with all relevant aspects of the **Canterbury-Bankstown Local Environmental Plan 2023** and the **Canterbury-Bankstown Development Control Plan 2023**, specifically **Chapter 5.1- Residential Accommodation** in the former **Bankstown LGA**, as shown in the below tables;

CANTERBURY-BANKSTOWN COUNCIL LOCAL ENVIRONMENTAL PLAN COMPLIANCE			
CLAUSE	REQUIRED	PROPOSED	COMPLIANCE
4.1A MINIMUM LOT SIZES AND SPECIAL PROVISIONS FOR DUAL OCCUPANCIES	(2)(a)(i) (INITIAL LOT SIZE AREA 2) Dual occupancies (attached) – 600m ²	741.70m ²	YES
	(2)(b)(i) (LOT WIDTH AREA 2) Dual occupancies (attached) – 15m	15.24m	YES
	(3)(a) (RESULTANT LOT SIZE AREA 2) Dual occupancies (attached) - 300m ²	Lot 1: 370.85m ² Lot 2: 370.85m ²	YES
4.3 HEIGHT OF BUILDINGS	(2) Height of Buildings Map – 8.5m	7.427m	YES
4.4 FLOOR SPACE RATIO	Zone R4 AREA 2 0.75:1 (556.27m ²)	0.48:1 (356.01m ²)	YES

CANTERBURY-BANKSTOWN COUNCIL DEVELOPMENT CONTROL PLAN COMPLIANCE				
CLAUSE	CONTROLS	REQUIRED	PROPOSED	COMPLIANCE
SECTION 5 – SEMI-DETACHED DWELLINGS				
STOREY LIMIT				
	5.1	The storey limit for semi-detached dwellings is two storeys.	2	YES
	5.2	The siting of semi-detached dwellings 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.	COMPATIBLE	YES
	5.3	Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: (a) the semi-detached dwellings are required to be	MAXIMUM CONTAINED FILL OF 261mm	YES

		raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (b) the fill is contained within the ground floor perimeter of the semi-detached dwellings to a height no greater than 1 metre above the ground level (existing) of the site.		
SETBACK RESTRICTIONS				
	5.4	The erection of semi-detached dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.	NOT WITHIN 9m OF ANIMAL BOARDING OR TRAINING	YES
STREET SETBACKS				
	5.5	The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.	7.5m	YES
SETBACKS TO THE SIDE BOUNDARY				
	5.7	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 site is 0.9 metre. 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.	MINIMUM SETBACK OF 1.12m	YES
	5.8	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 site is 1.5 metres.	N.A	N.A
	5.9	The minimum setback between semi-detached dwellings and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.		YES
	5.10	The basement level must not project beyond the ground floor perimeter of the semidetached dwellings.	N.A	N.A

PRIVATE OPEN SPACE				
	5.11	Semi-detached dwellings 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 5 metres throughout.	UNIT 1: 80m ² UNIT 2: 80m ²	YES YES
ACCESS TO SUNLIGHT				
	5.12	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.	YES	YES
	5.13	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 overshadowing on the affected living areas of the dwelling.	YES	YES
	5.14	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.	YES	YES
	5.15	Development should avoid overshadowing any existing solar hot water system,	YES	YES

		photovoltaic panel or other solar collector on the site and neighbouring sites.		
VISUAL PRIVACY				
	5.16	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 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.	N.A	N.A
	5.17	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.	N.A	N.A
	5.18	Council may allow semi-detached dwellings 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 1.5 metres throughout; and	N.A	N.A

		(c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.		
	5.19	Council does not allow semi-detached dwellings to have roof-top balconies and the like.	N.A	N.A
BUILDING DESIGN				
	5.20	Development for the purpose of semi-detached dwellings must demolish all existing dwellings (not including any heritage items) on the site.	YES	YES
	5.21	The design of semi-detached dwellings must ensure: (a) the street facade of semi-detached dwellings adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or (b) the street facade of semi-detached dwellings 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.	YES	YES
	5.22	The maximum roof pitch for semi-detached dwellings is 35 degrees.	YES	YES
	5.23	Council may allow semi-detached dwellings 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	N.A	N.A

		plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.		
	5.24	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 2 metres; and (d) the number of dormers must not dominate the roof plane.	N.A	N.A
	5.25	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)				
	5.26	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) (b) comply with the road pattern shown in Appendix 2; and 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
	5.27	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: (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and (b) the covered car parking	YES	YES

		space is setback a minimum 6 metres from the primary and secondary street frontages.		
	5.28	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.	N.A	N.A
	5.29	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: (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.	N.A	N.A
LANDSCAPE				
	5.30	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 semi-detached dwellings.	YES	YES
	5.31	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 semi-detached dwellings and the	YES	YES

		primary street frontage; and (b) a minimum 45% of the area between the semi-detached dwellings and the secondary street frontage; and (c) plant at least one 75 litre tree between the semi-detached dwellings 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 12 metres adjacent to the waterbody.		
--	--	---	--	--

CONCLUSION

The construction of a **semi-detached dual occupancy** with a **Torrens Title** subdivision on this lot should complement and enhance the surroundings and the streetscape of this peaceful and established neighbourhood.

There are no perceivable external environmental consequences that can be identified that would result directly from the size of the allotment. There is no impact on the adjacent properties by virtue of the overshadowing, privacy, additional bulk or scale of development.

END OF DOCUMENT
