

**ALTERATIONS AND ADDITIONS TO EXISTING DWELLING TO
PROVIDE PART-BASEMENT AREA TO EXISTING UNDERCROFT AREA
OF EXISTING GARAGE, OPEN PLAN LIVING AREAS TO EXISTING
GROUND FLOOR AND INTRODUCE FIRST FLOOR ADDITION, NEW
FRONT FENCE, SWIMMING POOL & CABANA**

AT

26 JACARANDA DRIVE, GEORGES HALL

STATEMENT OF ENVIRONMENTAL EFFECTS



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1. **INTRODUCTION:**

This Statement of Environmental Effects ('SEE') has been prepared by Design Studio 407 ('the Applicant'), in order to accompany a Development Application to City of Canterbury Bankstown seeking consent for the proposed alterations and additions to the existing dwelling.

The proposed works include additions and reconfiguration to the basement level which comprises of additional floor area to the existing undercroft garage area; a new plant & services room to the existing sub floor area; and new internal stair access to the ground floor level.

The works to the ground floor level consists of alterations to the existing layout and additions to the front, sides and rear of the existing footprint and a new first floor level.

In addition to the above the application seeks approval for the demolition of an existing gazebo, alterations to an existing pool, a new cabana with a plant room and WC and a new front fence.

All proposed works are as indicated on the accompanying architectural documentation.

2. **EXISTING SITE:**



Front Elevation – 26 Jacaranda Drive, Georges Hall (Google Earth image).

- The site is situated at 26 Jacaranda Drive, Georges Hall and comprises of a part one and two storey (brick veneer walls and terracotta tiled roof) dwelling, a gazebo & pool to the rear yard. The property is known as Lot 38 in Deposited Plan 237211. The site has a site area of 556.4m².
- The site is zoned Low Density Residential (R2) under Canterbury Bankstown Local Environmental Plan 2023 and is known as Lot 38 in Deposited Plan 237211.
- This application has been based on Canterbury Bankstown Development Control Plan 2023 – Chapter 5.1- Former Bankstown LGA – Residential Accommodation.

- The site is located on the southern side of the street and has a north/south orientation with its frontage to the northern boundary. The adjoining property to the east (No. 28) comprises of a single and two storey brick and tile residence with pool and cabana to the rear yard and the adjoining property to the west (No. 24) is a single and two storey brick and tile cottage with a shed and green house to the rear yard.

3. **THE PROPOSAL:**



3D Render Image of Proposed Dwelling

The proposed development comprises of a two-storey rendered dwelling with basement, pool and cabana to the rear yard and new front fence.

The layout of the proposal is as follows:

Basement Level:

- Basement garaging
- General Storage & Bin Storage Area
- Plant Room & Services Area
- Internal access stairs to ground floor level

Ground Floor Level:

- Formal and Informal Living Areas
- Guest Bedroom with attached ensuite
- Water closet consisting of basin and toilet
- Study nook
- Kitchen and Butler's Pantry
- Laundry
- Storage cupboards
- Alfresco area & front entry porch

First floor Level:

- Master Suite
- WIW and En-suite attached to the master bedroom
- 3 Bedrooms
- Bathroom Facilities
- Rumpus Room
- Storage room
- Verandah to the front of the house accessed from the rumpus room

External Areas:

- Pool, cabana (with plant room & WC) and Front Fence

4. DWELLING HOUSES:

4.1 Canterbury Bankstown DCP 2023 – Chapter 5.1- Section 2 - Residential Accommodation.

- The proposal generally satisfies the objectives and design principles outlined in Council's Development Controls as indicated below.

The DCP requires the following maximum floor area -

- The subject site is zoned Residential R2 and has a maximum allowable FSR of 0.5:1 ratio

The proposal provides the following floor areas -

- The site has a total area of 556.40m² (as per title) and 557.4m² (as per calculations). This allows for a maximum floor area of 278.20m² (as per title) and the proposal provides a maximum floor area of 277.81m² which complies with the maximum allowable FSR of 0.5:1 ratio.
- Basement floor level below ground & plant area – not included in the floor area
- Ground floor level area– 152.34m²
- Enclosed WC area to cabana – 1.94m²
- First floor level area – 123.53m²

The DCP requires the following maximum overall height – (2.1, 2.2)

- The subject site has a maximum allowable height of 9.0m (maximum two storey).

The proposal provides the following building heights – (2.1, 2.2)

- The proposal has a maximum height of 8.58m (level of parapet RL17.67 minus the lowest point of the ground level of RL9.09 which equals 8.58m) and complies with the maximum height.

The DCP requires the following Fill requirements – (2.3, 2.4)

- Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.
- Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

The proposal provides the following Fill requirements – (2.3, 2.4)

- The proposal does not provide any fill areas over 1m within the ground floor perimeter
- The proposal does not provide any fill areas over 600mm outside of the ground floor perimeter

The DCP requires the following minimum setbacks – (2.6, 2.8, 2.9, 2.10)

- Front setback to ground floor minimum 5.5m
- Front setback to second storey minimum 6.5m
- Side setback for Wall heights up to and equal to 7m minimum 0.9m
- Side setback for wall heights above 7m minimum 1.5m
- The basement level must not project beyond the ground floor perimeter this includes front porch

The proposal provides the following setbacks - (2.6, 2.8, 2.9, 2.10)

- **Basement Floor level setbacks –**
- The basement does not project beyond the ground floor perimeter
- Eastern boundary side setback (wall below 7m) – 1380mm
- Western boundary side setback (wall below 7m) – 1377mm
- Northern boundary front setback – 8766mm
- **Ground floor level setbacks –**
- Eastern boundary side setback (wall below 7m) – 1080mm
- Western boundary side setback (wall below 7m) – 1017mm
- Northern boundary front setback – 8766mm
- **First floor level setbacks –**
- Eastern boundary side setback (wall above 7m) – 1520mm
- Western boundary side setback (wall above 7m) – 1637mm
- Northern boundary front setback – 9461mm

The DCP requires the following minimum P.O.S requirements – (2.11)

- Minimum 80m²
- Minimum width of 5m

The proposal provides the following P.O.S requirements - (2.11)

- An area of 192.08m² has been provided for the private open space to the rear yard
- Minimum of 5m width to all areas

The DCP requires the following Access to Sunlight requirements – (2.12, 2.13, 2.14, 2.15)

- At least one living area must receive a minimum of 3 hours sunlight between 8am & 4pm at the mid winter solstice
- At least one living area of the adjoining dwelling must receive a minimum of 3 hours sunlight between 8am & 4pm at the mid winter solstice
- At least 50% of private open space to the subject site & adjoining sites must receive a minimum of 3 hours sunlight between 9am and 5pm
- Proposals should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collectors on subject site & adjoining sites

The proposal provides the following Access to sunlight requirements – (2.12, 2.13, 2.14, 2.15)

- A minimum of 3 hours sunlight is provided to the northern most living area to the subject site (the living room to the ground floor & rumpus room to the first floor)
- A minimum of 3 hours sunlight is provided to at least one living room window on adjoining dwellings
- A minimum of 3 hours sunlight is provided to at least 50% of P.O.S to the subject site at 8am, 9am , 4pm & 5pm and a minimum of at least 80m² at 10am & 11am in June 21st and all day in March/September 22nd) and adjoining sites No. 24 in June 21st between 10am & 5pm & March/September 22nd all day and No.28 in June 21st between 8am & 3pm and in March/September 22nd all day – the subject site provides clear roof sheeting to the cabana to allow for unobstructed sunlight access to the subject site P.O.S
- No existing solar collectors are overshadowed by the proposal

The DCP requires the following Visual Privacy requirements – (2.16, 2.17, 2.18, 2.19)

Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- offset the windows between dwellings to minimize overlooking; or
- provide the window with a minimum sill height of 1.5m above floor level; or
- ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
- use another form of screening to the satisfaction of Council.

Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- the window has a minimum sill height of 1.5m above floor level; or
- the window has translucent glazing to a minimum height of 1.5m above floor level; or
- the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

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:

- does not have an external staircase; and
- does not exceed a width of 1.5m throughout; and
- incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

Council does not allow dwelling houses to have roof-top balconies and the like.

The proposal provides the following Visual Privacy requirements - (2.16, 2.17, 2.18, 2.19)

- All new windows to the side elevations of the proposal have been treated as per section 2.16
- There are no new windows overlooking into the P.O.S of adjoining properties
- No new balconies have been provided to the side or rear of the proposal
- The proposal does not provide a roof top balcony

The DCP requires the following Building Design requirements – (2.20, 2.21, 2.22, 2.23)

- The maximum roof pitch for dwelling houses is 35 degrees.

Council may allow dwelling houses to have an attic provided the attic design:

- 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
- ensures the attic does not give the external appearance of a storey.

The design of dormers must:

- be compatible with the form and pitch of the roof; and
- must not project above the ridgeline of the main roof; and
- must not exceed a width of 2m; and
- the number of dormers must not dominate the roof plane.

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
- colors of the area (such as olive green, grey and dark brown).

The proposal provides the following Building Design requirements – (2.20, 2.21, 2.22, 2.23)

- The roof pitch is a low slope roof and has been designed with a 1-degree pitch
- The proposal does not propose an attic
- The proposal does not propose any dormas
- The proposal is not in a foreshore scenic protection area

The DCP requires the following Building Design Carparking requirements – (2.25, 2.27, 2.28)

- 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 to locate forward of the front building line provided:
 - 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
 - the covered car parking space is setback a minimum 6 meters from the primary and secondary street frontages.
- 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:
 - the building is at least two storeys in height, and

- the garage is architecturally integrated with the upper storey by:
- ensuring the garage does not project more than 3 meters forward of the upper storey street facade; and
- designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof

The proposal provides the following Building Design Carparking requirements – (2.25, 2.27, 2.28)

- The proposal provides a minimum of 2 carparking spaces behind the front building line and they are both covered
- No carparking spaces are provided forward of the front building line
- The covered car spaces are a minimum of 6m from the primary street frontage
- The garage is at least 2 storeys in height and the garage is architecturally integrated with the upper storey street façade, setback as not to be a dominant feature to the front façade, covered by a planter box and storey above and has been disguised with architectural features

The DCP requires the following Landscape requirements– (2.29, 2.30)

- 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 dwelling house.
- 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 minimum 45% of the area between the dwelling house and the primary street frontage; and
- a minimum 45% of the area between the dwelling house and the secondary street frontage; and
- plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and
- for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody

The proposal provides the following landscape requirements – (2.25, 2.27, 2.28)

- The proposal has no significant trees on the subject site or adjoining sites to retain during construction
- All numerical landscape requirement has been complied with (refer to area plan sheet 17 of architectural plans and independent landscape plan provided with application)

5. FLOODING:

- The site is affected by Flood/Overland Flows and an SSR Report accompanies this application. The dwelling has been designed to the levels provided in this report.

6. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN:

The following design guidelines have been incorporated within the design of the proposed dwelling so as to prevent crime within the immediate locality and the dwelling.

- The main pedestrian access point of the dwelling and the living areas have been oriented towards the street frontage thereby ensuring adequate surveillance of the public domain.
- The dwelling will be provided with suitable external security lighting and fencing within the cartilage of the property.
- The cartilage of the dwelling will be secured by virtue of the construction of new perimeter fencing wherever possible.
- All windows and doors of the dwelling will be provided with suitable locking devices.

7. **ENERGY SMART HOMES POLICY:**

Where possible, the proposed building has been designed in such a manner so as to satisfy the relevant requirements of the State Government BASIX requirements. A BASIX certificate accompanies this application and all the BASIX requirements have been incorporated in the design of the dwelling inclusive of the following:

- The dwelling has been provided with window configuration that will allow adequate natural cross ventilation.
- The dwelling is to be constructed from and insulated with materials that have suitable thermal masses so as to maximize the energy efficiency of the overall development.
- The dwelling has a satisfactory BASIX Certificate of energy efficiency rating.
- Storm water storage and wherever possible, recycling facilities are to be implemented within the development, thereby minimizing any run-off from the site and reducing demand for town water sources.
- AAA water saving devices and energy efficient appliances will be provided within each of the proposed dwellings.

8. **OTHER MATTERS:**

- ***Utilities***

The site can be adequately serviced by existing utility services within the immediate locality. In this regard, should Council grant approval to the proposal all necessary approvals will be obtained from the relevant utility authorities prior to construction work commencing.

- ***Impacts on the Physical, Built, Natural, Social And Economic Environments***

The proposed developed area of the site is void of mature trees. A Landscape plan accompanies this application and provides the required landscaping for the site to comply with Council's landscaping requirements.

It is considered that the proposal will not adversely affect the surrounding natural environment.

With respect to the surrounding built environment, it is considered that the proposal is an acceptable form of development for the reasons previously outlined within this report within respect to the bulk, scale, size and height of the building and its external finishes as they relate to the surrounding residential development that is of a similar nature to that which is proposed.

- **The Suitability of the Site**

It is considered that the site is of sufficient shape and size to satisfactorily accommodate the proposed building and to provide adequate open space areas for the residents of the development.

The subject site is within close proximity of retail and other necessary services and is located within an area that is serviced by public transport facilities.

- **Privacy**

The dwelling has been designed so as to ensure that the residents of the dwelling and the residents of the adjoining dwellings are not adversely affected by virtue of any undue loss of privacy.

Sight lines to and from the dwellings will be adequately restricted via the placement of windows and provision of suitable privacy screens where required.

- **Shadow Impacts**

The proposed development does not create adverse shadow impacts on the adjoining properties. We have provided shadow diagrams of proposed shadows and these indicate the extent of overshadowing.

The adjoining properties receive the minimum 3 hours' sunlight to windows facing the development, and P.O.S areas.

The proposal receives 3 hours solar to at least one living area and its P.O.S.

- **Sediment and Soil Erosion Control**

All storm water will be connected to a new stormwater design as detailed in the accompanying hydraulic design lodged with this application.

Additionally, it is also intended to provide suitable measures during the construction phase to minimise any adverse effects from soil erosion and sedimentation as evidenced in the submitted sediment control plans that accompany the Development Application.

- **Tree Removal**

The proposal does not require the removal of any mature trees in the site.

- **Storm water Drainage**

The application is accompanied with Storm water design as per Council current controls.

9. CONCLUSION:

It is considered that the proposal in its current form is an acceptable form of development given that:

- a. It satisfies the requirements of the Environmental Planning and Assessment Act, 1979.
- b. It satisfies the requirements of Council's relevant Development Control Plans.
- c. The proposed dwelling will be compatible with the majority of the surrounding buildings by virtue of their bulk, size, scale and design.
- d. The privacy of the surrounding and future residents of the development will be maintained at an acceptable level.
- e. The development will not adversely affect the amenity of the surrounding residents by virtue of any undue overshadowing.

In the view above, it is submitted that the approval of the proposal by Council is warranted.