

STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed Demolition of existing residence and outbuildings, removal of
trees and proposed two storey dwelling
64 Lambeth Street Panania**

FOR:

Arabella Homes



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GROUP PTY LTD**

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of Arabella Homes. The subject properties address is No. 64 Lambeth Street Panania Lot 12 DP 25479

2. THE SITE

The subject site Lot 12 in DP 25479 No. 64 Lambeth Street has an existing single-story dwelling located on the site. The site also has an existing laybacks / driveway entrance which are proposed to remain but be widened. There are two back yard ancillary structures to be removed, a metal shed and outhouse. Five existing rear yard trees are also proposed to be removed.

The site is located on the western side of Lambeth Street.

The identification of the site is currently zoned R2 Low Density Residential under Canterbury - Bankstown's Local Environmental Plan 2023

3. THE DEVELOPMENT

The proposed development consists of a proposed two storey dwelling orientated front east and rear yard west. The proposed dwelling consist of the following:

GROUND FLOOR

- Double garage
- Entry foyer
- Front patio
- Media room
- Laundry
- Ground floor powder room
- Family room
- Dining room
- Kitchen and alfresco area

FIRST FLOOR

- 4 bedrooms with robes
- Linen
- Main bathroom
- Study
- Sitting room with balcony
- Master bedroom with ensuite and robe

4. Canterbury - Bankstown Local Environmental Plan 2023

The subject is zoned R2 Low Density Residential under the LEP. The objective of this zone is:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.
- To ensure suitable landscaping in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

The proposal achieves these objectives by providing landscaping to the site, as per attached landscape plan. Provides two covered on site spaces and 2 driveway spaces to minimize traffic and parking impacts. And the proposed design is of high standards.

Compliance chart for the LEP:

Control	Requirement	Proposed	Complies Yes or No
Floor space ratio	0.5:1	0.42:1	yes
Height of building	9m Max	8.0m Max	yes
Lot Size	450sqm	Site area 580.25sqm	yes

5. Canterbury - Bankstown Development Control Plan 2023 **Chapter 5 Section 1 and 2.1**

Section 1 objectives of the DCP are what is relevant to this proposal.

Objectives

- O1 To ensure development is compatible with the desired character of residential areas.
- O2 To ensure development is compatible with the prevailing suburban character and amenity of the low density residential area.
- O3 To achieve good design in terms of building form, bulk, architectural treatment, visual amenity and landscape.
- O4 To enhance the amenity for people who live in the residential accommodation.
- O5 To facilitate ecologically sustainable development.
- O6 To provide deep soil zones that allow for and support healthy plant and tree growth, and the management of urban heat and water.

Section 1 objectives are complied with by providing a design that is compatible with the surrounding area with amenity and design. The proposed dwelling has much better amenity than the existing residence with Basix treatment, orientation, open plan living and solar access. Deep soil planting has also been allowed for as per the attached landscaping plans.

Section 2.1 objectives of the DCP are what is relevant to this proposal.

Below are the controls complied with for this section of the DCP

Description	Control	Complies yes or no
Residential Storey limit	2 Storeys	YES
The siting of dwelling houses 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.	The design is consistent with the existing slope of the land. No terracing or retaining is proposed	YES
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.	No external imported fill is proposed. And doesn't exceed 1m with the cut and fill	YES
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.	Nothing around the proposal exceeds 600mm above ground	YES,
The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.	There are no animal boarding houses within this vicinity	YES
The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); and (b) 6.5m for the second storey.	The proposed ground floor primary street setback is 7.5m min and the first floor primary street setback is also 7.5m minimum	YES
For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m. For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	The proposed setback to the northern side boundary is minimum 0.96 meters. This is for ground and first floor. The proposed setback to the southern side boundary is minimum 0.95 meters. This is for ground and first floor. None of the side walls exceed 7 meters	YES
Dwelling houses must provide a minimum 80m ² of private open space behind the front building line. This may be in the form of a	The minimum Private open space is 170 sqm. The area has a minimum of 12 x 14.	YES

single area or a sum of areas provided the minimum width of each area is 5m throughout.		
At least one living area 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.	The family room and dining room achieve this by having a north west orientation	YES
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.	As per the attached shadow diagrams, the adjoining neighbors are not affected by this between 12 and 4pm in winter, therefore comply	YES
A minimum 50% of the private open space required for the dwelling house 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.	The site has perfect orientation by achieving sunlight in the private open space over 80% of the time as indicated on the attached shadow diagrams	YES
Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	The proposal achieves this due to its setbacks and orientation	YES
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) (c) (d) 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.	The proposed windows to bedroom 2, 4 and 5 that face the neighboring dwellings have a minimum sill height of 1.5m	YES
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	The proposed first floor balcony has a maximum width of 1.21m	YES

balcony design: (a) (b) (c) 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.		
The maximum roof pitch for dwelling houses is 35 degrees.	The proposal has a roof pitch of 22.5 degrees	YES
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: (a) (b) 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 metres from the primary and secondary street frontages.	The proposed garage is setback 1.8m from the front building line. The setback is 9.3 meters to the street.	YES
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.	As indicated on the 3d plans provided, the garage is not a dominant feature of the front façade.	YES
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.	The proposed 5 trees to be removed are not major significant trees. The existing vegetation is overgrown and hazardous to the existing sewer line. Hence the removal of the 5 trees.	YES
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 dwelling house and the primary street frontage; and (b) (c) (d) 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	Please refer to the attached landscaping plans. Over 45% of the front setback is landscaped. The existing street tree is to be removed and replaced with a similar native tree as indicated on the attached landscape plan.	YES

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.		
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6. CONCLUSION

As outlined within this statement, the proposed development generally complies with the objectives of Canterbury Bankstown's LEP 2023 for this type of development.

We feel that the proposed development would not be detrimental to the surrounding properties and ask Council to give its favorable consideration to the application.

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