

Statement of Environmental Effects

Client: Mr Gavina & Ms Nar
Project: Proposed New Two Storey
Semi Detached Dwelling and
Torrens Titled Subdivision
Address: Lot 4, DP 22628 NO.963 Henry
Lawson Drive, Padstow Heights

G.J. Gardner.
HOMES

Local Government Area: Canterbury Bankstown

Introduction

This Statement of Environmental Effects accompanies a development application for a Proposed New Two Storey Semi Detached Dwelling & Torrens Titled Subdivision at No.963 Henry Lawson Drive, Padstow Heights.

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Councils Development Control Plan and LEP.

Locations

The subject site identified as Lot 4 DP22628, No.963 Henry Lawson Drive, Padstow Heights.

The subject site is located on the North side of Henry Lawson drive.

Site Context

HGenry Lawson Drive is located in an existing suburb of Padstow Heights. It is residential in character and all new dwellings being built in the area are a mixture of single and two storey dwellings / Semi Detached Dwellings.

Site Analysis

The Site is a regular shaped property with a splayed front and rear boundary as shown on the Survey Plan with an area of 558.2m². The site has a frontage to Napoli Street of 20.165m.

The site is occupied by a single storey dwelling which is being approved to be demolished through Complying Development with a Private Certifier.

There are no site conditions, which represent any constraints on the proposed development as summarised below:

- * The site does not pose any significant topographical features, remnant strands of trees, fauna habitats, urban bushland, creeks and gullies.

- * Heritage items are not located on the site or in its immediate locality,

- * The surrounding does not possess any significant views,

- * There is no evidence of any filling having been placed on the site, nor is there evidence of land contamination.

Description of the Proposal

The proposal is to erect a New Two Storey Semi Detached Dwelling

Each Dwelling

Ground Floor:

- Porch
- Study
- Pdr
- Garage
- Laundry
- Kitchen
- Family / Dining
- Alfresco
- Master Bedroom with W.i.r & Ensuite
- Bedrooms 2, 3 & 4 with Bir
- Bathroom
- Linen

The Dwellings has been designed with a modern architectural style to be compatible with existing developments in the close vicinity.

Complying with Bankstown Local Environmental Plan 2012
Compliance

Zoning:

R2 Low Density Residential

Semi Detached dwellings are permitted with Consent.

Building Height:

The Height Limit set out in the LEP is 9m.

A building Height of 7.375m is proposed.

Floor Space Ratio:

FSR 0.5:1 Max.

FSR 0.49:1 Pro.

Minimum Lot size 250m²

Proposed Lot Size 279.10m² each lot

Compliance with Development Standards of the DCP

Refer to the Compliance below for assessment against Canterbury Bankstown
Councils Planning Controls: Canterbury Bankstown Development Control Plan 2023
Chapter 5.1 – Section 5 – Semi Detached Dwelling

Element	Control	Proposed	Complies (Y/N)
Building Height	Maximum 2 storey & 9m B/H	7.375m	Y
Cut & Fill	Max 1000mm Fill	Max 300mm Fill	Y
Setbacks	Front setback 5.5m to ground floor building wall	5.593m	Y
	Front setback 6.5m to first floor building wall	6.500m	Y
	Side Setback 0.9m	0.926m	Y
			Y

	Rear Setback 0.9m	3.551m	
POS	Minimum 80m2	Pro 66.58m2 – Unit 1 88.10m2 Unit 2	No. Justification below
Amenity	Solar Access to proposed development. min 3 hours	Min 3 hours	Y
	Solar Access to neighbouring development	Min 3 hours	Y
Parking	2 spaces	2 provided	Y
Landscaping	Min 45% of the area between the dwelling and the primary road	Pro. 51% & 54%	Y

Layout and orientation:

The proposed dwelling has been designed to maximise solar access and natural lighting into the dwelling. The dwelling has been designed to minimise the over shadowing on neighbouring properties private open space and living rooms. The proposed dwelling has also taken into consideration the over shadowing of the existing neighbouring properties. The overshadowing will only have minimal affect as the site is north facing to the rear

General Design:

Contemporary Built Form:

The existing dwelling is not a heritage listing or have an immediate neighbour that is either. The new dwelling is contemporary in design and does not mimic traditional features.

Building Entries:

The proposed new dwelling has the front entry door facing the street. The new dwelling will have a study to the ground floor and master bedroom to the first floor orientated to the street for surveillance.

Façade Treatment

The front façade will be articulated as per the architectural plan and external colour selections with indentations and different material and finishes.

Solar Access and Overshadowing:

The proposed dwelling will receive 3 hours of sunlight into the living rooms of the home. The home has multiple living rooms which all will receive varied amounts of sunlight on June 21st. The private open space will receive 3 hours of sunlight also.

Solar Access to Neighbouring Developments:

The neighbouring dwelling will receive a minimum of 3 hours of sunlight to the living room and 50% of private open space on June 21st as per the Shadow Diagram Plan.

Visual Privacy:

Privacy has been taken into consideration for both the occupants of the new dwelling and neighbouring dwellings by having higher windows to bedrooms and having them orientated to the side and rear where possible. Bathroom windows have also been proposed to the sides of the home and the first floor rumpus room to the front of the home

Parking:

The proposal consists of a Single garage to accommodate 1 vehicles per dwelling. There is a driveway to accommodate 1 additional off street parking.

Water Cycle Management:

A 2,500 litre rainwater tank will be located to the side of the dwelling to collect the stormwater generated by the proposed development. All overflow will be discharged to the existing easement.

Erosion & Sedimentation Control:

Erosion & Sediment control shall be in accordance with the submitted plans and details.

Waste Disposal and Re-Use Facilities:

Waste disposal, recycling and management to be in accordance with the submitted Waste Management Plan.

Site Planning:

The proposal has been designed and positioned to benefit from solar access offered to the rear yard.

It will provide a direct link from the living area to the principal private open space.

Energy:

A Basix Certificate has been issued and a copy attached confirming the dwellings compliance with water and energy targets.

Conclusion:

In conclusion the Proposed New Two Storey Semi Detached Dwelling & Subdivision at No.963 Henry Lawson Drive, Padstow Heights has been designed to meet all of the objectives and requirements of the planning instructions, code & guidelines and is therefore worthy of councils consent and is recommended for approval.

Private Open Space Planning Justification

Notwithstanding the numerical shortfall, the proposed private open space is considered to satisfy the objectives of Chapter 5.1 for the following reasons:

- The private open space is located predominantly within the rear yard, providing a high level of privacy and separation from the street.
- The private open space benefits from a favourable north-facing orientation, ensuring excellent solar access throughout the day.
- This orientation significantly enhances the quality, usability, and comfort of the space, particularly during cooler months.
- The rear yard POS is regularly shaped, consolidated, and fully usable, suitable for outdoor dining, recreation, clothes drying, and landscaping.
- The area is directly accessible from principal living areas, reinforcing strong indoor–outdoor integration.
- The design prioritises quality and functionality over strict quantity, recognising that a well-oriented, sunny, usable open space delivers superior amenity compared to larger but poorly oriented or fragmented areas.
- The siting of the dwelling maximises solar access and natural ventilation, improving the internal amenity and encouraging outdoor living.
- The design ensures reasonable privacy and separation from adjoining dwellings, exceeding the objectives of Chapter 5.1 in terms of outlook, visual amenity, and usable outdoor space.

The reduced overall POS area is a direct consequence of the site's physical constraints, particularly the splayed front boundary, which restricts the ability to position the dwelling closer to the street. By prioritising north-facing, usable rear open space, the proposal meets and, in some respects, exceeds the intent and objectives of Chapter 5.1, demonstrating that quality can be more beneficial than mere quantity.