

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

CONSTRUCTION OF A TWO STOREY DWELLING WITH BASEMENT & POOL

**@ 6 JONES AVENUE, POTTS HILL
NSW 2143**

Prepared by



NEMCODESIGN
Pty. Ltd.

Index

PART A - GENERAL	3
PART B - DESIGN PROPOSAL.....	4
PART C – CANTERBURY COUNCIL DCP 2023 DESIGN GUIDELINES.....	5
PART D - RESIDENTIAL CHARACTER.....	6
PART E - FLOOR SPACE	7
PART F - URBAN DESIGN DETAILS.....	8
PART G - CONSTRUCTION AND SITE MANAGEMENT	8
PART H – Clause 6.2 Of The CBLEP 2023	9
PART I - CONCLUSION	10

PART A - GENERAL

1.1 Introduction

This Statement of Environmental Effects accompanies a Development Application to propose:

1. Construction of a Two storey dwelling with Basement & Pool

The proposal is shown in the drawings.

1.2 Details of Site

Address:	6 Jones Avenue, Potts Hill
Site Details:	LOT 1
	D.P. 1303091
Site Area:	537.2m ²
Zoning:	R3

1.3 Objectives of the proposal

All buildings are proposed to be demolished as a part of new development.

The objective is to propose:

1. Construction of a Two Storey Dwelling with Basement & Pool

1.4 Methodology

The sections of the Statement of Environmental Effects has been assessed in accordance with Canterbury-Bankstown Council – Design guidelines and the relevant sections of the Canterbury DCP 2023 & LEP requirements.

1.5 Location map



Figure 1: Site Location (Six maps)

PART B - DESIGN PROPOSAL

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

The front facade of the proposed dwelling is designed to have a modern look enhanced with use of varying depths, new materials and elements.

The front setback for the dwelling complies with council requirements.

PART C - CANTERBURY DCP 2023 DESIGN GUIDELINES**2.1 Checklist**

- TWO-STOREY DWELLING**

SECTION 2 – DWELLING HOUSES - CHECKLIST AS PER REQUIREMENTS OF DCP 2023 DESIGN GUIDELINES

	Required	Provided	Compliance
DEVELOPMENT CONTROLS			
SITE AREA = 537.2 m²			
SITE COVERAGE	Maximum site coverage of 50% for two-storey dwellings on lots ≥ 450m² 0.50 x 537.2 m² = 268.6 m²	TOTAL = 259.5 m² (48.3%)	YES
FSR	Maximum gross floor area of 330m² for all lots.	TOTAL = 330.0 m²	YES
STOREY LIMIT	Maximum of two storeys .	2-storey	YES
FRONT SETBACK	Min. 4.5m to GF & FF	Min. 5.52m to Basement Min. 4.52m to GF & FF	YES
ARTICULATION ZONE	Provide an articulation zone extending 1.5m beyond the front building line , with articulation elements occupying a maximum of 25% of the building width .	1.5m beyond the front building line Articulation Zone = 35.27m² Elements in AZ = 8.05m² < 8.82m² (25% OF AZ)	YES
SIDE SETBACK	Lots over 18m wide: 1.5m to 5.5m in height then above that height 1.5m plus 1/4 the height over 5.5m .	Loth width: 23.515m Min. 1.50m to BAS & GF Min. 2.23m to FF	YES
REAR SETBACK	<u>Detached front access house</u> <u>lots less than 30m deep at any point perpendicular to the front boundary:</u> Minimum 3m setback for single storey with a rear wall height up to 4.5m high, otherwise a minimum 6m applies.	6.17m to GF & FF 2.57m to Pool 5.25m to Alfresco	YES
LANDSCAPING	Lots 450–600m ² : Minimum 20% of total lot 0.20 x 537.2m² = 107.4m² The minimum dimension of a landscaped area is 1.5m.	Total Landscaping Area: 217.3m² > 107.4m² Minimum 1.5m dimension	YES

	At least 50% of the landscaped area is to be located behind the front building line. $0.50 \times 107.4\text{m}^2 = 53.7\text{m}^2$ For lots at least 18m wide at least 50% of the area to the front of the building line must be landscaped. $0.50 \times 105.8\text{m}^2 = 52.9\text{m}^2$	Landscaping Area at Rear: $145.8\text{m}^2 > 53.7\text{m}^2$ Landscaping Area at Front: $71.5\text{m}^2 > 52.9\text{m}^2$	
PRIVATE OPEN SPACE	The minimum area for the principal private open space is 24m^2, at least 4m wide, flat and directly accessible from a living room.	24m^2 proposed	YES
CAR PARKING AND ACCESS	All dwelling houses are to provide at least one off-street car parking space. A car parking space may comprise of a garage, car port or open car parking space. Front access car parking spaces are required to be setback at least 5.5m from the road boundary. Front access car parking spaces are required to be setback at least 1m behind the front building line.	Double garage proposed. 5.5m garage setback	YES
MAXIMUM GARAGE DOOR WIDTH	Maximum garage door width of 6m for lots over 12m wide and for corner/dual frontage lots with secondary road access.	The proposed garage door width does not exceed 6m	YES
BASEMENT EXCAVATION	Basement excavation must be within the building footprint. Maximum basement floor area of 45m^2.	Basement excavation is within the building footprint. Proposed basement area does not exceed 45m^2	YES
EXCAVATION OUTSIDE BUILDING FOOTPRINT	Maximum excavation depth of 1m and extend no more than 2m beyond the external wall.	Excavation complies with the permitted limits shown on the plans.	YES

	<i>Pool excavation must not exceed the pool depth.</i>		
FILL	<i>Fill associated with the dwelling or garage must be contained within the building walls or by retaining walls not exceeding 1.5m above existing ground level.</i>	Proposed fill is contained in accordance with the development controls.	YES
RETAINING WALLS	<i>Retaining walls to be a maximum of 1m high.</i> <i>Other retaining walls not associated with cut/fill must not exceed 0.6m within 0.5m of a side/rear boundary, or 1m if located at least 1m from a boundary.</i>	Max. 1m retaining walls proposed. Proposed retaining walls comply with the applicable height and setback requirements.	YES
DRAINAGE	<i>Individual on-site stormwater detention is not required.</i> <i>Drainage is to comply with Council's Development Engineering Standards.</i>	Stormwater drainage has been designed in accordance with Council requirements.	YES
FENCES	<i>Front fence required. Maximum 1.2m high and at least 50% open within the front setback.</i> <i>Other fences not to exceed 1.8m. Front side fences to extend 2m behind the front building line and match the front fence. No metal fencing forward of the front building line.</i>	Max. 1.2m high front fence proposed. Max. 1.8m side and rear fences proposed. Proposed fencing complies with the applicable height, design, and location requirements.	YES
EAVES	<i>Eaves required to all external walls with a minimum projection of 450mm from the fascia.</i>	The proposed dwelling provides eaves to all external walls with a minimum 450mm projection.	YES
PASSIVE SURVEILLANCE	<i>A living area is to overlook the primary road, and the main pedestrian entry is to be visible from the street.</i>	The proposed dwelling provides passive surveillance through the orientation of the living area and a visible main entry.	YES
SUBDIVISION	<i>Subdivision of detached dwelling lots is not permitted.</i>	No subdivision is proposed.	YES

2.2 Building Footprints

OBJECTIVES

The proposed house complies with the objectives of the building footprint, i.e.,

- To provide a variety of streetscapes that reflects the character of different precincts.
- To create an attractive and cohesive streetscape within local precincts.
- To maximize provision of solar access to dwellings.
- To minimise the impacts of development on neighbouring properties regarding view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

2.3 Performance Measures

FRONT SETBACKS

The proposed dwellings comply with the front setbacks, i.e.,

- Availability of direct vehicle access to the street.
- Proximity to open space areas.
- Setbacks:
 - Refer to compliance table

REAR SETBACKS

- Refer to compliance table

SIDE SETBACKS

- Refer to compliance table

PART D - RESIDENTIAL CHARACTER

3.1 Residential character

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

3.2 Design features

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

3.3 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. The garage is architecturally integrated within the building form.

PART E - FLOOR SPACE

4.1 Development site - Objective

The site area is 537.22m².

Proposed new dwellings combined gross floor area (GFA) is:

- Two Storey dwelling

- 330.0m²

The proposal complies with Design guidelines and the relevant sections of the Canterbury DCP & LEP 2023 requirements.

4.2 Urban form - Objective

The proposed new dwelling satisfies the Objectives of Urban form due to the following:

- Front elevation is articulated with steps to main entry.
- The facade design and building footprint integrate into the overall building form and enhance the desired street character.
- Private open space is accessible from the living area.
- Private garden is adjacent to neighbouring yards.

4.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Canterbury DCP 2023 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

4.4 Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines. We are proposing private open space of 24 m².

4.5 Solar Planning

Shadow diagrams have been provided. The design of the dwelling is prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies solar planning requirements.

A BASIX certificate indicating compliance with the Energy Requirements is as attached.

PART F - URBAN DESIGN DETAILS

5.1 *Significant landscapes*

The site is not situated in an area of any significant landscape precincts. Proposed landscaping plan is as attached.

5.2 *Energy Efficiency*

Development proposal is compliant with the requirements of the BASIX certificate.

5.3 *Garden Design and Fences*

Rear and side boundaries; fencing shall generally be 1.8m high fence.

PART G - CONSTRUCTION AND SITE MANAGEMENT

6.1 *Landscape Construction*

Landscaping will be as per Council's requirements and as denoted on drawings with Area calculations.

6.2 *Construction Management*

Waste management plan and Erosion and Sediment Control plan details have been shown on the drawings. Site analysis plan is also shown in the drawings. Hours of operation will be as per Council requirements.

6.3 *Building Services*

All appliances will be as per the BASIX requirements. Clothes drying line and Rain water tank will be installed as per BASIX certificate.

PART H – Clause 6.2 Earthworks – CBLEP 2023

LEP Objectives.

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
Our proposal consists of a basement design for the dwelling. Our basement complies with the DCP constraints as it is not protruding above NGL more than 1m . we have amended the basement plan to consist of space only required for vehicle manoeuvring and access/services. Therefore we believe there is no direct impact on the neighbouring properties no bulk to the streetscape.
- (2) Development consent is required for earthworks unless—
 - (a) the earthworks are exempt development under this plan or another applicable environmental planning instrument, or
 - (b) the earthworks are ancillary to—
 - (i) development that is permitted without development consent under this plan, or
 - (ii) development for which development consent has been granted. *Development consent must be provided for this application as requested.*
- (3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following—
 - (a) the likely disruption of, or the detrimental effect on, drainage patterns and soil stability in the locality of the development, *we have provided a flood report in support of the basement design.*
 - (b) the effect of the development on the likely future use or redevelopment of the land, *the proposal will likely remain as R2 zoning and consist of dwelling houses.*
 - (c) the quality of the fill and the soil to be excavated, *there is no contamination on the land.*
 - (d) the effect of the development on the existing and likely amenity of adjoining properties, *the streetscape consists of single and two storey residential dwellings consisting of some underground parking. The right side neighbouring property consists of a two storey dwelling – our proposal is two storeys.*
 - (e) the source of the fill material and the destination of the excavated material, *Benedict Recycling Chipping Norton*
 - (f) the likelihood of disturbing relics, *there is no known relics on our site.*
 - (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area, *our property does not fall under these areas.*
 - (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. *Plan of management and waste to be taken into consideration during construction.*

PART I – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Canterbury DCP 2023.

Plans / Elevations submitted are substantially in accordance with the DCP requirements.

The proposed developments have required site setbacks and comply with the landscaped area requirements.

All care has been taken to ensure that the proposal positively contributes to the streetscape.

We therefore believe the proposal merits Council approval.