

CANTERBURY-BANKSTOWN COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR DWELLING HOUSE AND ASSOCIATED
WORKS**

33 CLARKE STREET BASS HILL NSW 2197

Prepared by Platinum Planning Solutions

ABN: 48 623 623 997

E: contact@platinumplanning.com.au

W: www.platinumplanning.com.au

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SITE DETAILS

Address	33 Clarke Street Bass Hill NSW 2197
Lot/Section/Plan	123/-/DP13647
Local Authority	Canterbury-Bankstown Council
Local Environmental Plan	Bankstown Local Environmental Plan 2015
Development Control Plan	Bankstown Development Control Plan 2015
Zone	R2 Low Density Residential
Overlays	Local Aboriginal Land Council (Gandagara), Regional Plan Boundary (Greater Sydney), Lot Size Map (450m ²), Floor Space Ratio Map (0.5:1), Local Provisions (SEPP (Western Sydney Aerotropolis) 2020 Wind Turbines Map) and Height of Buildings Map (9m)

DEVELOPMENT PROPOSAL DETAILS

Proposal Summary	Dwelling house and associated works
Assessment Controls	Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015
Applicant	Metricon Homes Pty Ltd

REVISION DETAILS

Version	1.0
Prepared by	Logan White (BRTP)
Signed	
Date	30/09/2022
Reviewed by	Felipe Cunha (MSustEnviron&Planning)
Signed	
Date	30/09/2022

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Platinum Planning Solutions on behalf of Metricon Homes Pty Ltd (the applicant) to accompany a development application to City of Canterbury-Bankstown Council over land located at 33 Clarke Street Bass Hill (the subject site).

The development application seeks development consent for a dwelling house and associated works as per the attached plans package. This SEE provides the following:

- A description of the subject site and surrounding development;
- Detailed description of the proposed development;
- Assessment of the proposed development in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979;
- Assessment of planning considerations related to the proposed development.

The proposal is seen to be a desirable outcome for the subject site and will not impact on the amenity of the surrounding area. This Statement of Environmental Effects is to be read in conjunction with the attached plans and supporting documents.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 Subject Site

The subject site is located at 33 Clarke Street Bass Hill and is formally described as Lot 123 on DP13647. The subject site has an overall site area of 689.8m² and is currently by a dwelling house which will be demolished under a separate application. The site has a primary frontage to Clarke Street of approximately 13.715m, with vehicular access to the site to be provided by a new vehicular crossover and driveway. The site is part of a primarily residential area with an array of residential premises in the surrounding vicinity with predominately 1-2 storey developments. The location of the subject site is indicated below in Figures 1 and 2.

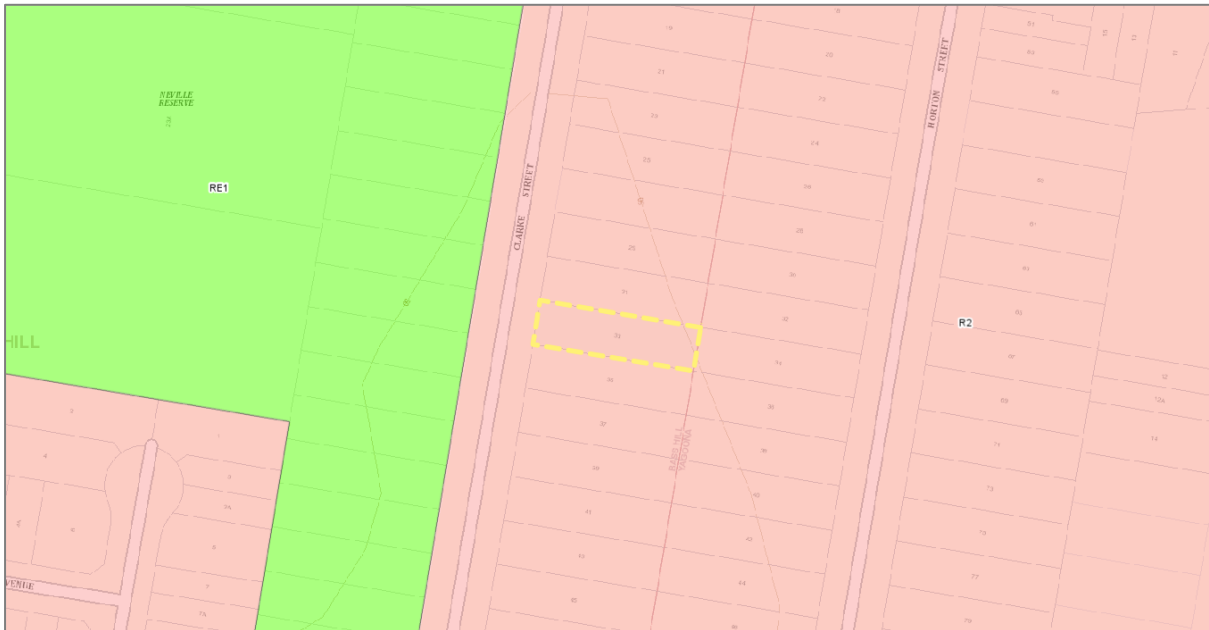


Figure 1: Subject Site Location (with Zoning)



Figure 2: Subject Site Aerial Context

3.0 PROPOSED DEVELOPMENT

The proposed development is for a highly articulated double storey dwelling house and associated ancillary works as per the attached plans package. The proposed is consistent with the surrounding development and includes all facilities pertinent to a dwelling house. Please refer to the attached documentation for further details on the proposed dwelling.

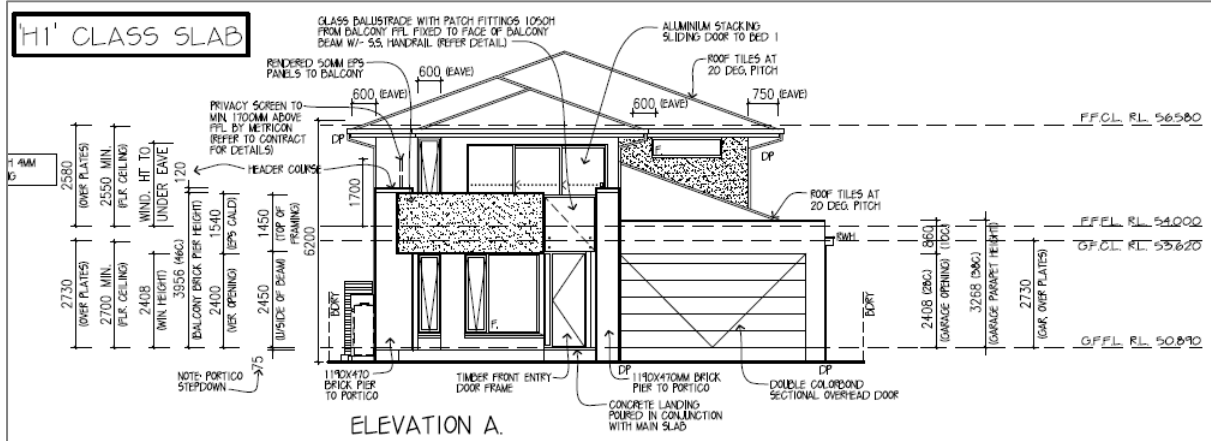


Figure 3: Illustration of Proposed Dwelling House

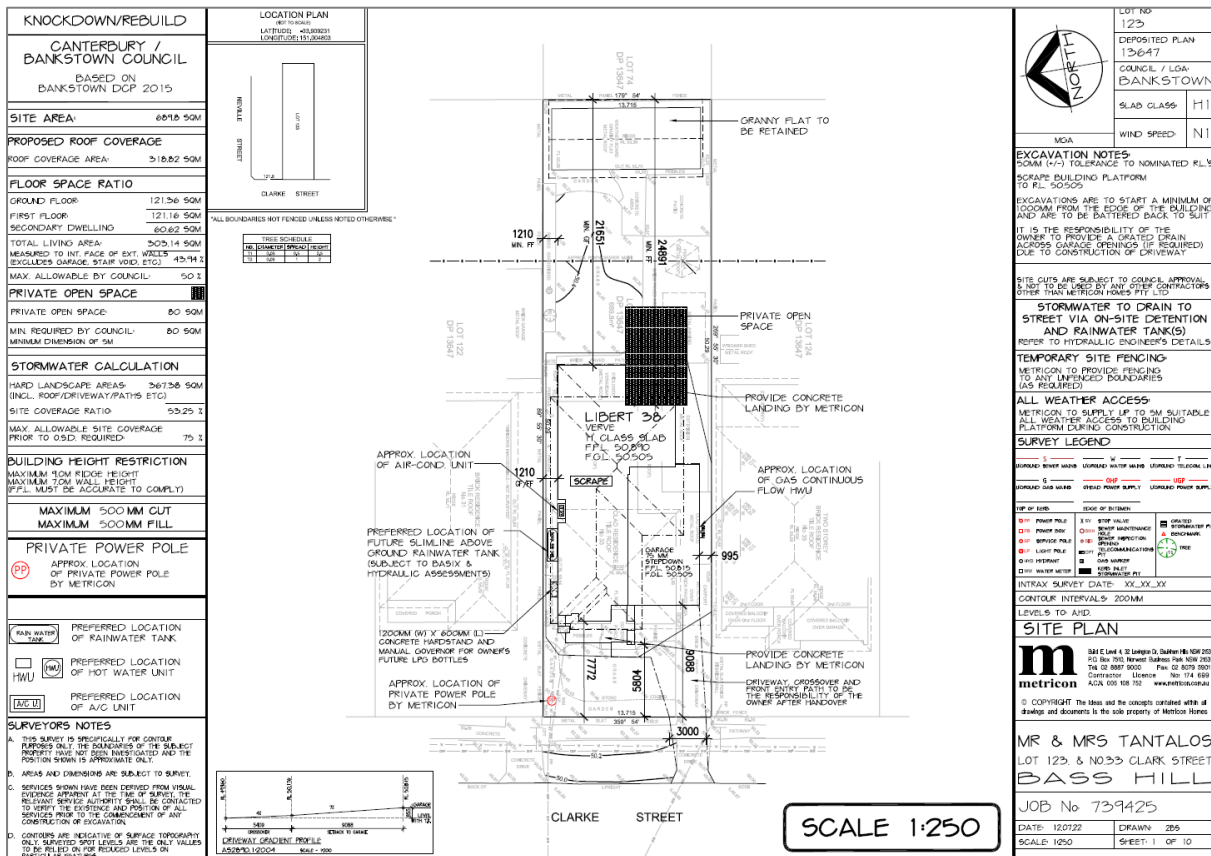


Figure 5: Illustration of Proposed Site Plan

4.0 TOWN PLANNING ASSESSMENT

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (the Act) is the statutory planning instrument in New South Wales in which Council must use to assess development applications. In determining a development application, Council must take into consideration the following matters under Section 4.15 of the Act:

- a. *the provisions of:*
 - i. *any environmental planning instrument, and*
 - ii. *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - iii. *any development control plan, and*
 - iv. *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - v. *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - vi. *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- b. *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- c. *the suitability of the site for the development,*
- d. *any submissions made in accordance with this Act or the regulations,*
- e. *the public interest.*

This Statement of Environmental Effects addresses the relevant provisions of the following planning instruments:

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015

A detailed Section 4.15 assessment is provided as part of this overall Statement of Environmental Effects and in Section 4.4 of this report.

4.2 Bankstown Local Environmental Plan 2015

The Bankstown Local Environmental Plan 2015 (LEP) is the principle local planning instrument that applies to the site.

4.2.1 Zoning & permissibility

The subject site is zoned as R2 Low Density Residential under the LEP. The objectives of the zone are as follows:

- *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 development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.

The proposed dwelling house is permissible with consent in the zone. The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposed dwelling house is seen to be in line with the existing streetscape and surrounding built form and to meet the prescribed intent of the zone. Therefore, the proposal it is seen as a desirable outcome for the subject site and will not adversely affect the amenity of the surrounding area.

4.2.2 Height of buildings (Clause 4.3)

The proposed dwelling house is 8.041m which does not exceed the maximum allowable building height of 9m and therefore complies with Clause 4.3 of the LEP.

4.2.3 Floor space ratio (Clause 4.4)

The proposed floor space ratio of the site is 0.4394:1 which complies with the maximum allowable 0.5:1 under Clause 4.4 of the LEP.

4.2.4 Heritage conservation (Clause 5.10)

The site is not identified as a heritage item, and is not located within a heritage conservation area, therefore Clause 5.10 of the LEP is not applicable.

4.2.5 Earthworks (Clause 6.2)

There is a small amount of cut and fill (site scrape) proposed to suite the proposed dwelling house, with the proposed earthworks not having a detrimental impact on the surrounding land. Appropriate measures will be but in place to ensure there will be no negative impacts. The proposed earthworks therefore comply with Clause 6.2 of the LEP.

4.2.6 Flood planning (Clause 6.3)

The subject site is not identified as being affected by flood planning controls, therefore Clause 6.3 of the LEP is not applicable.

4.3 Bankstown Development Control Plan 2015

The Bankstown Development Control Plan 2015 (DCP) is the planning instrument that provides comprehensive development controls for the local area. The relevant matters to be considered under the DCP for the proposed development are outlined below.

4.3.1 Part B1 – Residential Development

Control / Objective	Compliance	Comments
Section 2 Dwelling Houses		
Objectives	Complies	The proposed dwelling houses is seen to meet the objectives of this section of the DCP as the building form, design and landscaping is seen to be compatible with the surrounding area and will not adversely impact on the amenity of the surrounding area or adjoin properties.

Control / Objective	Compliance	Comments
Subdivision	N/A	Subdivision not proposed.
Storey Limit	Complies	The proposed dwelling house is two storeys in height and therefore complies with the allowable two storey limit. The proposed fill complies with the allowable limited under the DCP. The proposed earthworks only consists of a site scrape with less than 100mm fill and therefore is seen as a good outcome for the subject site.
Setback Restrictions	Complies	The subject site is not within 9m of an existing animal boarding or training establishment.
Setbacks to the Primary Road and Secondary Road Frontages	Complies	The proposed front setback to the primary road is 5.804m to the ground floor (portico) and 7.772m to the first floor which complies with the 5.5m (ground floor) and 6.5m (upper floor) setback controls. There is no secondary road frontage.
Setbacks to the Side Boundary	Complies	The proposed dwelling house complies with the side setback requirements of 0.9m for walls equal to or greater than 7m and 1.5m for walls above 7m (Please note that the max wall height does not exceed 7m).
Private Open Space	Complies	The proposal provides private open space behind the front building line that complies with the 80m ² area requirement and has a minimum dimension of 5m, and therefore complies with the DCP controls for private open space provision.
Access to Sunlight	Complies	The proposed dwelling house is designed in such a way that allows solar access to habitable areas, recreational space and solar collectors on the site and on neighbouring sites. Please refer to the attached shadow diagrams for more details regarding solar access provision to the subject site and impacts to adjoining properties.
Visual Privacy	Complies	Direct views from the upper level of the dwelling are minimised to prevent overlooking to the private open space of any adjoining dwelling houses by increased sill heights from finished floor level to windows and future vegetation screening. The proposal will not have any adverse visual impacts, and the dwelling has been designed to minimise visual impacts on adjoining dwellings. Additionally, all windows on the first floor are to non-habitable rooms which do not required privacy screens as stipulated within the DCP.
Building Design	Complies	The roof pitch of the proposed dwelling house is to be approximately 20 degrees and therefore complies with the maximum roof pitch requirement of 35 degrees under the DCP. The design of the

Control / Objective	Compliance	Comments
		dwelling house is seen to be a desirable outcome for suit the built form of the existing streetscape.
Building Design (Car Parking)	Complies	The proposed dwelling provides 2 covered car parking space in the form of a double lockup garage which has been sited appropriately behind the front building line. Noting the extent of the proposed portico, the proposed garage presents a setback behind the building line and will have no adverse impacts on the streetscape. The garage has been designed to architecturally integrate with the façade of the dwelling house and will not dominate the front façade.
Landscaping	Complies	The proposed dwelling house will incorporate landscaping to the subject site. The proposed landscaping and is seen to meet the minimum requirement of 45%. Please refer to the material attached to this application for further details.

4.3.2 Part B4 – Sustainable Development

Control / Objective	Compliance	Comments
Section 2 Water Conservation Controls		
Water Conservation	Complies	Appropriate measures will be in place to ensure the conservation of energy and water. Refer to attached BASIX Certificate for further details.
Section 3 Energy Minimisation Controls		
Energy Minimisation	Complies	Appropriate measures will be in place to ensure the conservation of energy and water. Refer to attached BASIX Certificate for further details.

4.3.3 Part B5 – Parking

Control / Objective	Compliance	Comments
Section 2 Off-Street Parking		
Off-Street Parking	Complies	The proposed dwelling house includes a garage with the provision of two car parking spaces located behind the front building line and is seen to meet the DCP controls for off-street parking for a dwelling house.
Section 3 Off-Street Parking Design and Layouts		
Off-Street Parking Design and Layouts	Complies	The proposed double garage is 11m in length and 5.6m in width, with a garage door opening of 4.81m and is seen to meet the DCP controls of a minimum 5.5m in length, 5.4m in width with a garage door opening of a minimum of 4.8m.
Section 4 Off-Street Parking Access and Circulation		
Off-Street Parking Access and Circulation	Complies	The access driveway has been designed to meet the DCP requirements, and the double garage will

Control / Objective	Compliance	Comments
Section 2 Off-Street Parking		
		be easily accessible and is seen to meet the DCP requirements in terms of access and layout.

4.3.4 Part B11 – Tree Management Order

Control / Objective	Compliance	Comments
Section 2 Tree Management		
Tree Management	Complies	The proposed dwelling house is responsive to the environmental values of the site and the proposed dwelling siting location aims to minimise site disturbance by adopting broadly the same building platform as the existing dwelling on site. Additionally, the subject site is not classified as having protected terrestrial biodiversity, threatened species or fauna corridors and no buffer zones are applicable to the subject site. Therefore, it is asserted that no negative effects will be delivered on significant flora and fauna species, or habitats as a result of this proposal. No vegetation is proposed to be removed in order to site the dwelling house and complementary landscape is to be provided on the site, which is seen to contribute with biodiversity growth and possible future fauna corridors. Please refer to the material attached to this application for further information.

4.3.5 Part B12 – Flood Risk Management

Control / Objective	Compliance	Comments
Flood Risk Management	N/A	The site is not affected by flooding.

4.3.6 Part B13 – Waste Management and Minimisation

Control / Objective	Compliance	Comments
Section 4 Residential Development		
Waste Management and Minimisation	Complies	Construction waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate. Additionally, adequately sized and located storage for waste is provided on site, incorporated with landscape design and site planning in order to not adversely impact on the streetscape, building presentation or amenity of occupants and adjoining dwellings.

4.4 Section 4.15 Assessment

In determining a development application, the consent authority must take into consideration a number of matters under Section 4.15 of the Environmental Planning and Assessment Act 1979. This assessment is shown in the below table:

Evaluation	Assessment
<p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</p> <p>a) the provisions of:</p> <ul style="list-style-type: none"> (i) any environmental planning instrument, and (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates, <p>b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p>	<p>a) The proposal aligns with the relative matters of the LEP and DCP as per the compliance assessment in this Statement of Environmental Effects. The proposal is seen to generally satisfy the objectives of the relative planning controls and is seen as a desirable outcome for the subject site.</p> <p>b) The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling house and associated works is seen to be a desirable outcome. Appropriate sedimentation, waste management and noise controls will be in place which can be conditioned on the DA as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and</p>

Evaluation	Assessment
<p>c) the suitability of the site for the development,</p> <p>d) any submissions made in accordance with this Act or the regulations,</p> <p>e) the public interest.</p>	<p>social perspective as part of on-going investment and development.</p> <p>c) The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.</p> <p>d) As per the DCP requirements, the development application may be placed on public exhibition to invite submissions, and if applicable Council will assess these accordingly.</p> <p>e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.</p>

4.5 Other Considerations

4.5.1 Amenity

The proposal will not have any negative amenity impacts on the surrounding area or adjoining dwellings as the proposed siting and design of the dwelling house and associated works is seen to be compatible with the built form of the surrounding area in terms of height, bulk and scale.

4.5.2 Sedimentation Control

Appropriate sedimentation controls will be in place which can be conditioned on the DA as considered appropriate.

4.5.3 Noise and Vibration

The proposal is not expected to cause any adverse acoustic impacts and compliance with the acoustic requirements of the DCP and any other relevant acoustic requirements and construction hours can be conditioned on the DA as considered appropriate.

4.5.4 Landscaping

The proposal incorporates landscaping to the subject site and is seen as a desirable outcome.

4.5.5 Social and Environmental Impact

The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen to be a desirable outcome from an economic and social perspective as part of on-going investment and development.

4.5.6 Waste Management

Waste will be managed appropriately as per the Waste Management Plan provided with the application, and compliance with the appropriate waste management procedures and requirements can be conditioned on the DA as considered appropriate.

4.5.7 BCA Compliance

The proposed works will be capable of complying with the BCA which will be part of a detailed assessment prior to the issue of a Construction Certificate and can be conditioned on the DA as considered appropriate.

5.0 CONCLUSION

This Statement of Environmental Effects has reviewed the proposed dwelling house and associated works to the subject site. It is considered that the proposed works, which are permissible with consent, are appropriate for the subject site. The proposal is not expected to have any adverse impacts on the surrounding natural or built environment. Ultimately the proposal complies with the intent and design objectives of the relevant planning controls and represents ongoing investment in the area. For these reasons it is seen that the proposed development should receive full development consent subject to reasonable and relevant conditions.