



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations to lift well, and internal alterations

492 Henry Lawson Drive, East Hills

December 2020

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PROJECT DETAILS

Client: SJA Construction
Subject land: 492 Henry Lawson Drive, East Hills
Lot Description: 16/9/DP10225
Proposed development: Alterations to lift well, and internal alterations

The report is prepared by Eleni Emvalomas
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The report is reviewed by Crystal Pan
Bachelor of Design in Architecture (UTS)

Project Code: J000650

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Eleni Emvalomas	21/12/2020	
Checked by	Crystal Pan	21/12/2020	
Approved for issue by	Eleni Emvalomas	21/12/2020	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for SJA Construction to accompany a Development Application (DA) to Canterbury-Bankstown Council for the alterations to lift well and internal alterations at 492 Henry Lawson Drive, East Hills.

More specifically, the proposed development comprises of the alterations to the existing lift well to allow for disabled access and use. The roof of the lift well will be increased. Internal alterations will occur on the first floor.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	December 2020
Survey	Altitude Surveys	October 2020

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 492 Henry Lawson Drive, East Hills and is legally described Lot 16 in Deposited Plan 10225. The site is located on the western side of Henry Lawson Drive, between Cheatie Street and Maclaurin Avenue.

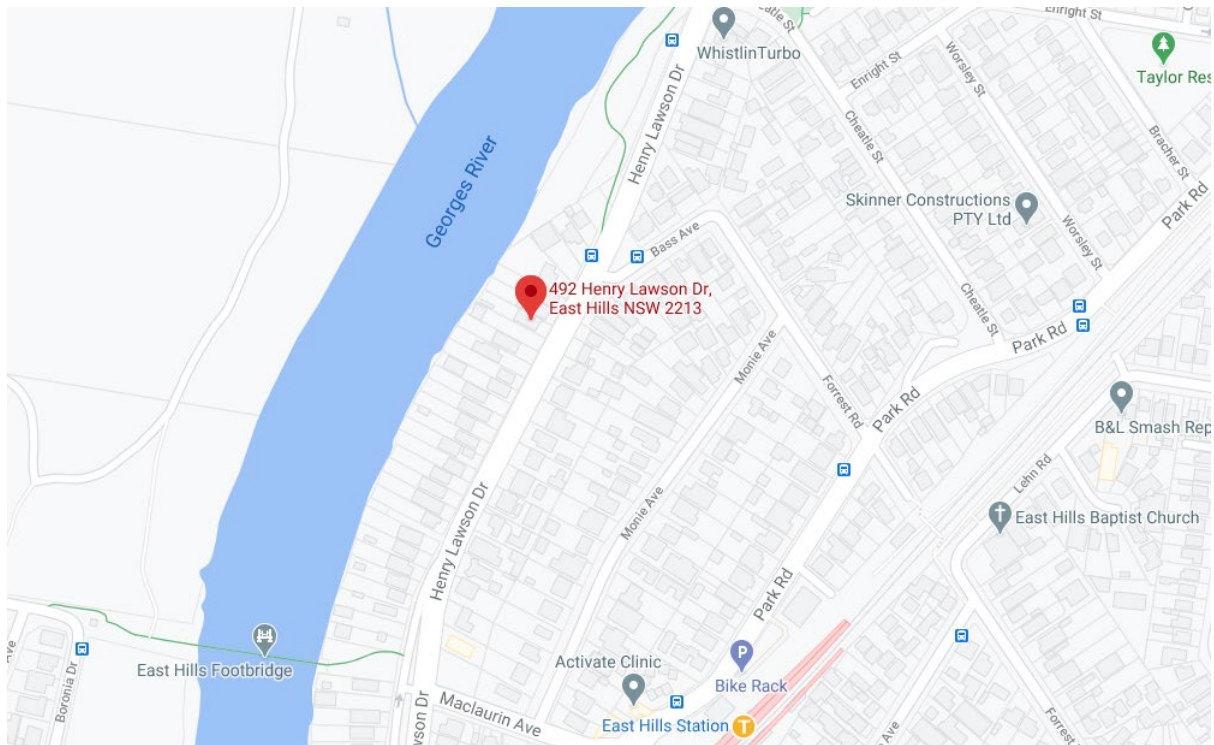


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is irregular with a total area of 786 square metres by survey, with a 12.19 metre street frontage to Henry Lawson Drive. The northern side boundary measures 63.55 metres and the southern side boundary measures 65.44 metres. The rear boundary measures 12.3 metres. The site falls from the street towards the rear by approximately 7.3 metres.

The site currently contains a two-storey brick dwelling. The rear of the site is landscaped with shrubs and grass. Vehicular access is available from Henry Lawson Drive.

The land is zoned R2 Low Density Residential under the provisions of Bankstown Local Environmental Plan 2015 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Henry Lawson Drive (Google Maps, September 2020)

2.2 The Locality

The site is located within the local residential centre of East Hills. The locality comprises of mostly residential dwellings of buildings heights typically of one to two storeys.

The site adjoins a two-storey building under construction to the north at 494 Henry Lawson Drive. The site adjoins a one storey brick residence with a tiled roof to the south at 490 Henry Lawson Drive. The rear of the site is adjoined by Georges River.

2.3 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site.

BA-497/1997

Old Building Application
BALCONY

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the alterations to the lift well, and internal alterations. More specifically, the proposed development consists of alterations to the existing lift well to allow for disabled access and use. The roof of the lift well will be increased. Internal alterations will occur on the first floor.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

3.2 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	786m ²
Gross Floor Area	As per existing
Floor Space Ratio	As per existing
Height	2 storeys 9.67m
Boundary setbacks <ul style="list-style-type: none">• Front• Side• Side• Rear	Approximately As per existing 0.925m As per existing As per existing
Car spaces	As per existing

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015

The primary statutory document that relates to the subject site and the proposed development is Bankstown Local Environmental Plan 2015. The primary non-statutory plan relating to the subject site and the proposed development is Bankstown Development Control Plan 2015.

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 Bankstown Local Environmental Plan 2015

The development complies with the provisions of Bankstown Local Environmental Plan 2015 (BLEP 2015).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.

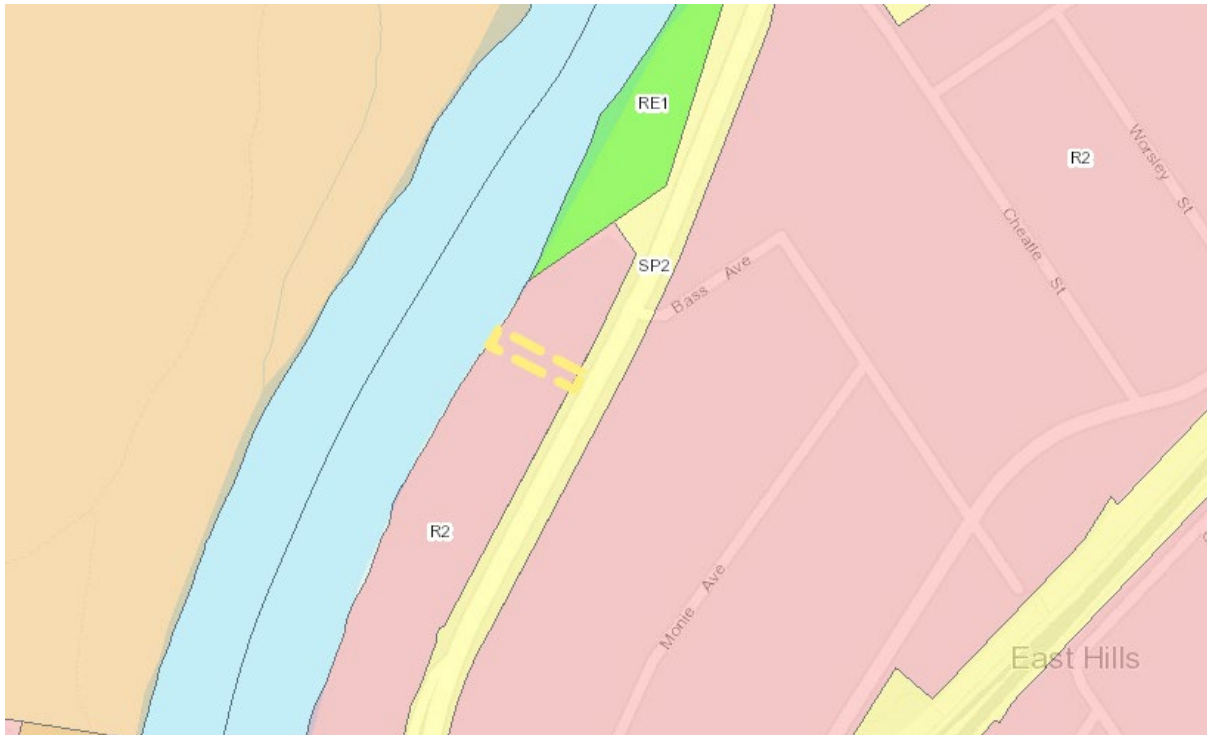


Figure 4 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *alterations to a residential dwelling*, which is permitted with consent in the R2 Low Density Residential zone.

The objectives of the zone are:

- *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 development will provide an altered lift well that will be suitable for disability access to cater to the needs of the residents. The new internal layout of the first floor will allow for an ease of access within the first floor and to cater to the lifestyle of the residents.

Clause 4.3 Height of buildings

The Height of Building Map stipulates that the maximum building height permitted for the site is 9 metres. The proposed height of the development is 9.67 metres. A Clause 4.6 Variation for the height is submitted with this application.

Clause 4.4 Floor space ratio

The Floor Space Ratio Map stipulates that the maximum floor space ratio permitted for the site is 0.5:1. The proposal will not increase the FSR of the site.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

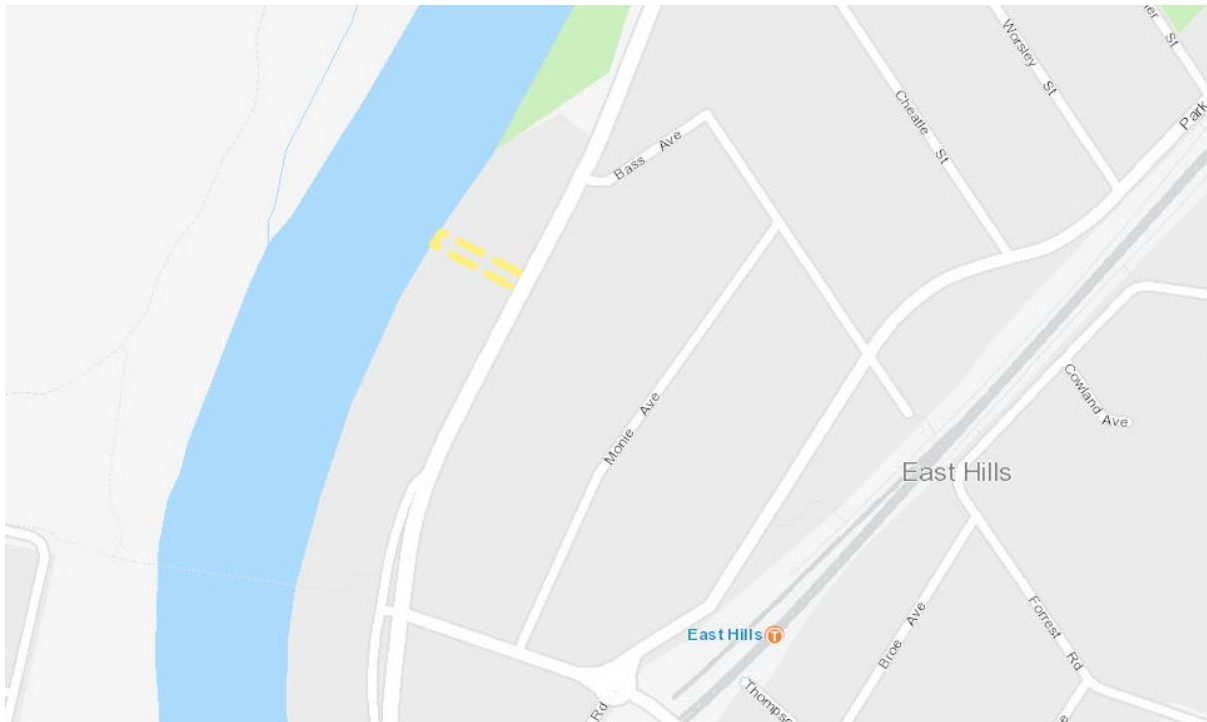


Figure 5 – Heritage Map (NSW Planning Portal)

Clause 6.5 Limited development on foreshore area

Development consent must not be granted under this clause unless the consent authority is satisfied that—

- (a) *the development will contribute to achieving the objectives for the zone in which the land is located, and*
- (b) *the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*
- (c) *the development will not cause environmental harm such as—*
 - (i) *pollution or siltation of the waterway, or*
 - (ii) *an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
 - (iii) *an adverse effect on drainage patterns, and*
- (d) *the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*

- (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
- (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and
- (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area—the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and
- (h) sea level rise or change of flooding patterns as a result of climate change has been considered.

The proposal will create negligible effects on the adjacent foreshore areas and will not create environmental harm on surrounding waterways and foreshore. The works are mainly internal with the alterations to the lift being of a sympathetic nature to respect the amenity of the locality.

4.1.4 Bankstown Development Control Plan 2015

The development achieves a high level of compliance with the provisions of Bankstown Development Control Plan 2015.

Control	Comment		Compliance
Part B1 Residential Development			
Section 2 Dwelling Houses			
2.3	The storey limit for dwelling houses is 2 storeys. In addition, dwelling houses in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres	The building height will exceed 9 metres due to the extending of the lift roof to allow adequate ease of access for disabled individuals. The new lift roof is located below the existing main dwelling roof pitch, thus, utilising a suitable scale to respect the foreshore protection area and locality.	Acceptable upon merit
2.10	For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres. 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 additional increase in wall height is necessary to allow for the lift well to be utilised by disabled individuals. Although the wall contains a 900mm setback, this is acceptable as the additional wall height aligns with the existing exterior walls of the dwelling. The proposed setback sympathises with the existing dwelling, thus, maintaining the visual aspects of the site. The additional wall height will also create negligible impacts on the solar access of neighbouring properties.	Acceptable upon merit

Control		Comment	Compliance
2.13	At least one living area must receive a minimum 3 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.	Adequate solar access is provided for the dwelling.	Yes
2.14	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 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.	Adequate solar access is provided for adjacent dwellings.	Yes
2.15	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 allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	Adequate solar access is provided for the private open space.	Yes
2.21	The maximum roof pitch for dwelling houses is 35 degrees.	Appropriate roof pitch is applied to the new lift roof.	Yes
2.24	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 colours of the area (such as olive green, grey and dark brown).	Appropriate materials will be utilised for the development.	Yes
2.3	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	Significant trees on site are retained.	Yes

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The proposed development utilises an appropriate design and scale that best reflects the visual aspects of the site and locality. Suitable materials and colour scheme are applied to enhance the aesthetics of the site. The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed works involve minor landscaping activities; thus, the proposal is considered to be of acceptable environmental impact.

Social and Economic Impacts

The proposal ensures that there will be an additional ease of access for disabled individuals. The new internal layout of the first floor will cater to the lifestyle of the disabled residents.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.3. Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

The proposal is considered satisfactory in this regard.

4.4 The Public Interest

The proposal is considered to be in the public interest due to its appropriate size and design. The proposal contains nominal environmental, social and economic impacts.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the development at 492 Henry Lawson Drive, East Hills. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 492 Henry Lawson Drive, East Hills as described in this application is reasonable and supportable, and worthy of approval by City of Canterbury-Bankstown Council