

Statement of Environmental Effects TO SUPPORT MODIFICATION (S4.55)

Proposed Demolition of Existing Structures and Construction of an Attached Dual Occupancy and Torrens Title Subdivision

91 SIMMAT AVENUE, CONDELL PARK

PREPARED BY:
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15th FEBRUARY, 2022

FOREWORD

This statement of Environmental Effects has been prepared in support of a development application Canterbury-Bankstown City Council for the demolition of existing structures and construction of an attached dual occupancy and Torrens title subdivision. The land is situated 91 Simmat Avenue, Condell Park, 2200

The conclusions of this report are that there will be minimal adverse environmental impacts as a result of the proposed development. It is therefore recommended that the application be approved subject to appropriate conditions.

Introduction

This Statement of Environmental Effects has been prepared to accompany an application for a modification to the Consent (DA 999/2017) approved by Canterbury Bankstown Council on 6 FEB 2017 for Demolition of existing structures, construction of an attached dual occupancy and Torrens title subdivision into 2 lots in accordance with the Environmental Planning and Assessment Act 1979 (EPA&A 1979).

This Amended Statement, along with the supporting plans and reports, provide all the necessary information to assist the consent authority in making an informed assessment and favourable determination of the proposal in accordance with Section 4.55(2) of the Environmental Planning and Assessment Act 1979 (EPA&A 1979). This Statement has been prepared on the assessment of the following architectural plans: Architectural plans prepared by Archi-Build International, , dated November 2022 – ISSUE B. Other plans and reports pertaining to this Statement are outlined where relevant within the report.

MOD 999/2017

S4.55(2) Other modifications - Section 4.55(2) modification seeking Amendments to internal layout and garages locations and all external elevations.

1.0 INTRODUCTION

This application seeks the approval of a residential development comprising of a double storey attached dual occupancy with Torrens Title subdivision and demolition of the existing structure. Plans are prepared by Archi-Build International.

The site is located at 91 Simmat Avenue, Condell Park, 2200. For the purposed of this application, Canterbury-Bankstown City Council is the consent authority.

The subject site **R2 Low Density Residential Zone** under Canterbury-Bankstown Local Environmental Plan 2015. The proposed development is permissible with development consent.

The proposed development has been drawn up in accordance with the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** (the Act), including statutory and non-statutory provisions of Canterbury-Bankstown City Council.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies and considers any impacts of the natural and built environment.

2.1 The subject land no. 91 Simmat Avenue and is located on the Eastern side of the street. The site is rectangular in shape, with a frontage of 15.33m and Depth 42.06m comprising of a total site are of 626m².

Lot E

Located on the site there is currently a single storey fibro dwelling with associated structures which will be demolished.

- A mixture of residential development including single and two-storey brick and clad dwelling houses.
- Contemporary and older style cottages constructed in various architectural styles and building materials.
- Standard with, unpaved natural strip

- Predominately front fencing
- Well-kept front yards with small, medium and large trees and shrubs.

3.0 THE PROPOSED DEVELOPMENT

This application seeks approval for the demolition of the existing dwelling and associates and the construction of a double storey attached dual occupancy with Torrens title subdivision. Access to the site is via Simmat Avenue. The proposed development is to be considered suitable for the area and adequately addresses the street frontage.

4.0 ENVIRONMENTAL PLANNING CONTROLS

3. Bankstown Local Environmental Plan 2015

The site is zone Residential R2 under Bankstown Local Environmental Plan 2015. The objectives of this zone include;

- 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 proposal ensures the residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally and externally. The proposed development is sympathetic to the streetscape of Simmat Avenue and will not result in excess traffic generation. Further, visual privacy is preserved and adequate levels of private open space are provided.

4.1 Dual Occupancies

The objectives contained in DCP 2015 include the following;

O1. To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.

O2. To ensure the building form, building design and landscaping of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.

O3. To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.

O4. To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.

O5. To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Allotment Size and Site Requirements

The site constitutes a total area of approximately 626m². The proposed development complies with the objectives and requirements of DCP 2015. Particularly, the site area. Thus capable of compliance.

Development Controls

C1. The two dwellings forming a dual occupancy (attached) may be subdivided to a minimum lot size of 313m² per dwelling.

C2. The storey limit for dual occupancies is 2 storeys. In addition, dual occupancies 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.

C3. The siting of dual occupancies, and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

C4. Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: (a) the dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the allotment.

Clause 25 –Subdivison of land

It is proposed to subdivide the development (torrens title). The resulting lot configurations are provided in the table below;

LOT	FRONTAGE	AREA
1	7.66m	309m ²
2	7.66m	315m ²

Both proposed lots are identical in shape with frontages exceeding the minimum requirement of 7.5m, which is generally consistent with the existing subdivision pattern in the locality.

Setbacks

Development Controls

Front Setback

- C1. The minimum setback for a building wall to the primary road frontage is:
- (a) 5.5 metres for the first storey (i.e. the ground floor); and
 - (b) 6.5 metres for the second storey.

Side and Rear Setbacks

C2. For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.

C3. 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.

C4. The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.

C5. The basement level must not project beyond the ground floor perimeter of the dual occupancy

Building Height

Development Controls

C1. The storey limit for dual occupancies is 2 storeys. In addition, dual occupancies 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.

Private Open Space

Development Controls

C1. Dual occupancies must provide a minimum 80m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

RESPONSE

The proposed attached dwelling house is approximately 310 m² and is approximately 7m in height including the roof, the above stated setbacks and building height comply with the provisions and achieves the objectives and requirements, therefore enabling the amenity of adjoining sites to be maintained as well as providing adequate open space and landscaping.

Subtle difference in design features give some individuality to each dwelling. The entry area of the dwelling are clearly visible from the street which promotes safety and security.

Design Controls

Development on private land is coordinated with, and compliments, the public domain to enhance the character and the image of the neighbourhood. Good amenity for occupants of new and existing development, including reasonable sunlight, privacy, natural lighting and natural ventilation.

Street Address

The proposed development has been designed in such a way to compliment the surrounding area. The main entry is clearly identified and visible from the street with large steps and a patio creating a safe and welcoming path from street level. This patio also has a large glass panels from the lounge room, which provides the great sight line to the street due to its location and raised height from natural ground level.

Façade design and Articulation

The proposed development will continue an already emerging trend for improvement with new building forms, densities and surrounding street blocks in the locality already accommodate a mixture of one or two storey construction. As such, the design incorporates both single and two storey elements and will integrate well with the existing streetscape with the use of different material finishes and different colours.

Roof Design

The roof is constructed of selected roof tiles at a slope of 2° & 10°. The overall design not only compliments the proposed development but ties in perfectly with the mix of developments neighbouring the site and within the suburb.

Services and Utility Areas

As the project site is currently developed as a residential development and the proposed development is also residential not further service infrastructure will be needed so the street aesthetics will remain the same.

Performance Controls

Visual and Acoustic Privacy

Privacy concerns are addressed by minimising the extent window openings facing the side boundaries, positioning low impact rooms such as, bedrooms and bathroom amenities on the upper floor level. (Note: bedroom windows are not considered to be primary sources for overlooking and the bathroom amenity windows are of opaque glass), together with adequate side boundary offsets.

Acoustic privacy is maintained by appropriately positioning rooms in each dwelling, separation between adjoining development and the construction method of the party wall between two dwellings.

There is adequate spatial tolerance between adjoining buildings as the side setbacks are generous, complying with the minimum DCP requirement, whilst new boundary fencing and landscaping will adequately screen ground floor windows.

Open Space

Sufficient private open space is available for the use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment.

At the rear of each property above 80m² has been allocated to deep soil/ private open space which promotes outdoor living.

Internal Dwelling Space and Design

High standards of amenity by appropriate dimensions and configurations from habitable room and workspaces must be considered.

The overall layout of the proposed development is very spacious and promotes an open plan living style while connecting intensively with an outdoor living style. All rooms are designed specifically to ensure ease of movement and all bedrooms have a minimum of a 600 deep built in robe, however two rooms include large walk in robes.

Solar Access and Energy Conservation

Internally, the development is capable of receiving at least 4 hours of sunlight to courtyard areas. The shadow diagrams indicate that only one surrounding development is somewhat affected only towards the southerly neighbour's garage, no living space has been affected. Adjoining courtyards are not adversely affected by the proposal. No private open spaces have been affected.

Absa and Basix Certificates have been provided.

Safety and Security

Design guidelines outlined in the crime prevention through environmental design (CPTED) were considered and incorporated as follows:

- ✓ Provision of clearly visible entry points
- ✓ Passive surveillance treatment has been provided through the provision of habitable room windows that face the street
- ✓ Suitable landscaping will produce a defensible open space at the front resulting in some interaction with the public domain beyond
- ✓ Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

Vehicular Access Parking

Two parking spaces minimum have been provided for each dwelling in the form of a single garage with a tandem space on the driveway.

Landscaping will be provided in the front yard to soften the visual appearance of the hard standing areas.

The additional traffic generated by the proposed development will have an insignificant impact on the existing traffic conditions and the serving of intersections in the immediate locality.

Stormwater and Drainage

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans prepared by suitably qualified consultants.

5.0 Environmental Impact Assessment

RESPONSE

Subtle differences in design features give some individuality to the dwelling. The entry area of each dwelling is clearly visible from the street, which promotes safety and security. Thoughtful orientation of windows, doors, and roof features has produced an aesthetically pleasing façade to the development that contributes to the streetscape amenity. The opportunities of constraints of the site have been considered and an option for development has been selected that minimise any adverse impacts on adjoining properties, as follows:

Adequate side boundary offsets have been provided

- ✓ Off-street car parking has been provided for the dwelling in accordance with the acceptable design options suggested in the DCP and appropriate landscaping has been provided to minimise the impact of off-street parking on the streetscape.
- ✓ The shadow diagram demonstrates that the adjoining dwellings and adjoining courtyards will not be significantly affected;
- ✓ The development will be constructed in brick with a Colorbond roof similar to other dual occupancy buildings in the street. The proposed innovative contemporary design incorporates the effective use of decorative elements : and
- ✓ Design elements contrast the development to be different but complementary to other dwellings in the locality.

Waste Controls

A waste management plan accompanies the application. The plan adopts the principles of Avoid Reuse Recycle and Dispose to minimise landfill waste.

6.0 CONCLUSION

This application proposes the demolition of existing structures and construction of a double storey attached dual occupancy with Torrens title subdivision, located at 91 Simmat Avenue, Condell Park NSW 2200. Plans have been prepared by Archi-Build International.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absences of any adverse impacts associated with the development.