



STATEMENT OF ENVIRONMENTAL EFFECTS

**DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO
STOREY ATTACHED DUAL OCCUPANCY WITH BASEMENT, SWIMMING
POOL, FRONT FENCE AND TORRENS SUBDIVISION**

FOR

10 RELIANCE AVENUE, YAGOONA, NSW 2199

The purpose of this report is to outline the proposed works, and demonstrate compliance of these works with policies set out by Canterbury and Bankstown Council. The result of this report is that the proposal is consistent with the relevant Bankstown Local Environmental Plan and Development Control Plans and should be approved, subject to appropriate conditions. The following information will demonstrate how the proposed development will impact on the natural and built environments both during and after construction and the proposed method of mitigating and adverse effects.

A. SITE SUITABILITY

The site in has an area of approximately 560 sqm with a frontage at 16.775m. The subject site has a dramatic fall of approximately **4m from the South East boundary corner to the North West boundary corner**. This development application seeks approval for a new two storey attached dual occupancy with basement garages, swimming pools, a new front fence and Torrens Title subdivision at 10 Reliance Avenue, Yagoona.



Figure 1 – 10 Reliance Avenue, Yagoona.

B. PRESENT AND PREVIOUS USES

There is currently a single dwelling on the site, a single storey brick house and garage under, with a tile roof used as a home on Lot 22, DP229453. As far as records and investigation have revealed, no previous uses apart from residential dwellings have occupied the site and the adjoining properties; hence it is assumed that no soil or other contamination exists.

C. DEVELOPMENT STANDARDS

Standard	Requirement	Proposed	Compliance
Minimum Site Area	500 sqm	560 sqm	Yes
Minimum Site Area (per dwelling)	250 sqm	280 sqm	Yes
Minimum Site Width	15	16.775m	Yes
Side Setback	Min. 900 mm	1,000mm	Yes
Ground Front Setback	Min. 5,500 mm	5,500 mm	Yes
First Front Setback	Min. 6,500 mm	6500 mm	Yes
Rear Setback	–	11708mm	Yes
Maximum Building Height	9m	9m	Yes
Maximum Wall Height	7.0m	8.64m	No Refer to Clause 4.6
FSR	50% = 280 sqm	50% = 280 sqm	Yes
FSR (per dwelling)	–	140 sqm	Yes
Landscape Area	–	Lot 01: 76.4 sqm (27.3%) Lot 02: 74 sqm (26.4%) Total: 150.5 sqm (25.9%)	Yes
Front Landscape Area	45% of the area before the building line	Lot 01: 13.6 sqm (26.3%) Lot 02: 14.1 sqm (26.2%) Total: 27.7 sqm (26.2%)	No
Car Parking	2 spaces per 3+ Bedrooms	2	Yes
Access to sunlight	3hrs min.	3hrs	Yes
Private Open Space	80 sqm each	91 sqm lot 01 93 sqm lot 02	Yes

The immediate surroundings of the site and existing streetscape is developed. The proposed design of the proposed dual occupancy is quite contemporary and enhances the character of the streetscape and neighbourhood.

The designs in the streetscape complement each other with varying roof designs and architectural elements. There are evident variations between the facades of the proposed attached dwellings, eliminating any symmetry. The face brick and rendered design maintains the contemporary element through with the existing streetscape. The use of large windows on the facade allows good amenity for occupants and excessive natural light to enter the front living space.

The facade balconies allow for visibility and depth to the house design. By giving each balcony facade a different design, this eliminates any symmetry and any dominance or focus brought to the garage and draws the attention of pass-byers elsewhere.

D. Maximum Wall Height

The proposed development will result in a non-compliance where the walls of the proposed secondary dwelling will have a maximum wall height of approximately 8.64 at the highest point, which will exceed the maximum wall height of 7m specified under Clause 4.3(2B)(b). Please refer to attached Variation statement for details.

E. Frontage Landscape Area

The development landscape needs to have a minimum 45% of the area between the dwelling house and the primary road frontage.

The proposed Frontage landscape area is under the requirement due to the dramatic fall of the natural ground line in the front of the subject site. The dramatic fall is approximately 4m from the South-East boundary corner to the North West boundary corner of the subject site. The land has a sharp drop of 1.5m starting from the building line (RL 46.12) to the front boundary line (RL 44.61).

The property is designed to follow the existing RL and the drop of the land. Garages are designed to be approximately at the street level to provide easy access. Steps must be added in the front area to provide access to front doors on the ground floor. Planter boxes and grass areas are designed at the maximum possible size in the front yard. Planter boxes are considered to be the main planting green area due to the restriction of the subject site

F. ENVIRONMENTAL IMPACTS

The proposal will not generate any additional traffic on Reliance Avenue and two new driveways are proposed, one for each dwelling. It should be noted that the natural

ground level will remain unaffected by the driveway as the gradients are achievable within the current slope of the land.

G. GENERAL ACCESSIBILITY

The site has a dramatic fall of the natural ground line in the front. The dramatic fall is approximately 4m from the South-East boundary corner to the North West boundary corner of the subject site. The land has a sharp drop of 1.5m starting from the building line (RL 46.12) to the front boundary line (RL 44.61). The existing driveway is approximately at the street level and there is no obstruction to enter. However, steps need to be added to provide access to the front doors at the ground floor which is considered to be level with the backyard level. Construction access will be achieved with no disruption to Reliance Avenue or adjoining neighbours.

H. PRIVACY, VIEWS AND OVERSHADOWING/SUNLIGHT

The development is designed to maximise solar access to living areas whilst simultaneously avoiding external impact such as overshadowing to neighbouring sites. The high light windows are strategically positioned to protect the privacy of the neighbouring buildings as well as the privacy of the proposed building's residents. The proposal takes full advantage of any existing views and open spaces through the considered use of glazing and the integration of internal and external spaces. The proposed building is designed in such a way as not to affect the views of either adjoining properties. The proposed dwelling does not impact the neighbouring properties living spaces and private open space as they still achieve the minimum 3 hours of direct sunlight during the Winter solstice.

I. AIR AND NOISE

Council guidelines regarding construction hours will be strictly adhered to and imposed on all subcontractors.

J. DRAINAGE

Please refer to the proposed Stormwater Drainage Plans and Management Plan for details.

K. EROSION & SEDIMENT CONTROL

Please refer to submitted drawings for full erosion and sediment control details.

L. ENERGY

The new dwelling has been designed with sensitivity to minimise environmental impact and maximise energy efficiency. Passive elements such as cross flow ventilation, wall and ceiling insulation and northern solar orientation have been introduced to the dwelling in order to minimise HVAC utilization. Water efficient kitchen and bathroom appliances and Hot water systems have been specified. Refer to the attached BASIX certificate and specifications on the drawings for full energy saving details.

M.WASTE MANAGEMENT

Wherever possible, demolished materials will be utilised in the construction of the proposed dwelling. Some material will be sold, and any materials that cannot be reused or sold will be disposed of in the appropriate and accepted means. All building materials delivered to site will be neatly and safely stored wholly within the site so as not to obstruct pedestrian or vehicular traffic. Please refer to the attached Waste Management Plan for estimated volumes and method of disposal/recycling.

N. HERITAGE

No Heritage Listed properties are affected by this development.