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## STATEMENT OF ENVIRONMENTAL EFFECTS

23<sup>RD</sup> March 2022

### DEVELOPMENT APPLICATION

PROPOSED TWO STOREY DWELLING WITH BASEMENT & SWIMMING POOL.  
PROPOSED BOUNDARY RE-ALIGNMENT OF EXISTING LOTS.

**8-10 WENTWORTH ST, CROYDON PARK NSW 2133**

LOT A & B, DP 350873

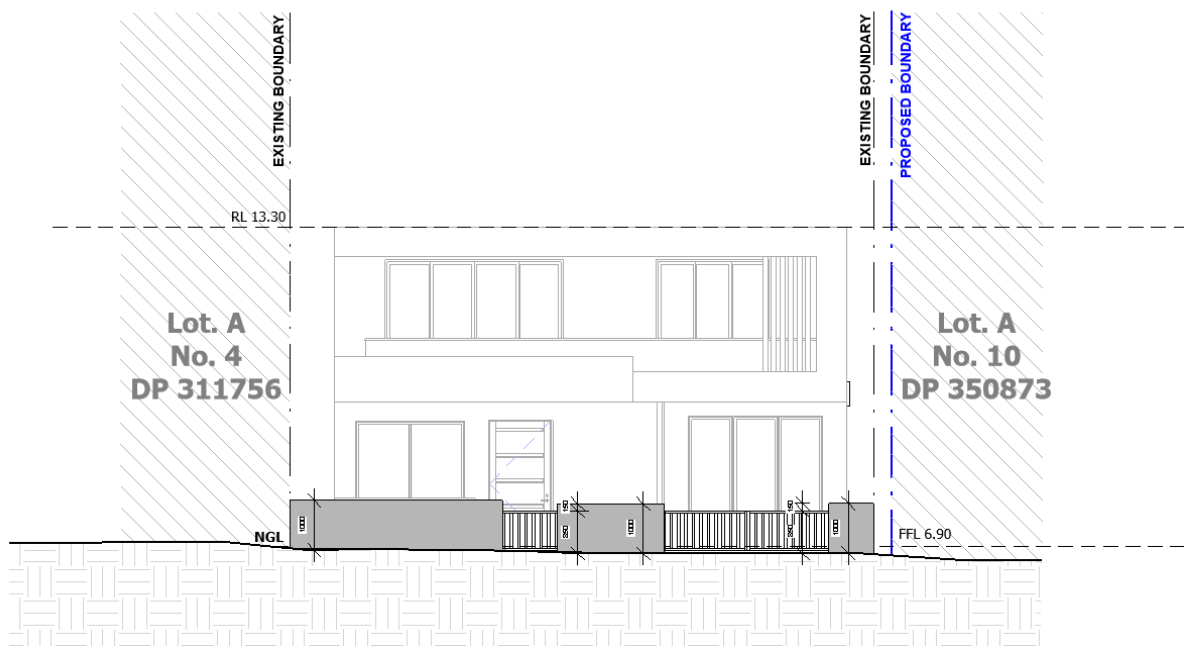


Image 1 – Proposed Front Elevation

## 1. INTRODUCTION

This environmental effects statement is submitted to Canterbury-Bankstown Council in support of a development application 8-10 Wentworth St, Croydon Park. The DA seeks approval for proposed two storey dwelling with basement and proposed boundary alignment of existing lots.

Application for the construction certificate will be sought separately.

This planning report has been prepared by ZTA Group on behalf of the landowner and based on the plans and information supplied as part of this application.

The purpose of this document is to describe the existing improvements on the site, detail the proposed development and review the applicable planning regime relating to the proposal. It assesses the degree of compliance and examines the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 79C (1) of the Environmental Planning and Assessment Act, 1979.

In respect of the assessment of the proposal, where impacts are identified environmental amenity has been addressed in this report.

## 2. PROPOSAL

This application seeks consent for the following works at 8-10 Wentworth St, Croydon Park.  
(Refer to the proposed architectural plans);

### Basement level

- Parking Space for 4 x Vehicles
- Services

### Ground Floor

- Lounge room
- Living space/Dining/Kitchen
- Laundry & Bathroom
- Proposed rear Outdoor Terrace
- Bedroom
- Study / Office
- Swimming Pool

### First Floor

- Proposed Bedrooms
- Proposed Master Bedroom with Ensuite & Walk-in.
- Proposed Balcony
- Proposed Bathroom
- Proposed Sitting Area

### Landscape

- Provide driveway to car parking spots
- Provide Vegetation/Plants soft landscaping in middle of the drive way and pebble pathway
- Provide new front boundary fence

### Generally

Present a variety of contemporary architectural dwellings within the guidelines of the BDCP 2015, offering a unique precedence to the changing surrounding modern streetscape

### 3. SITE DESCRIPTION

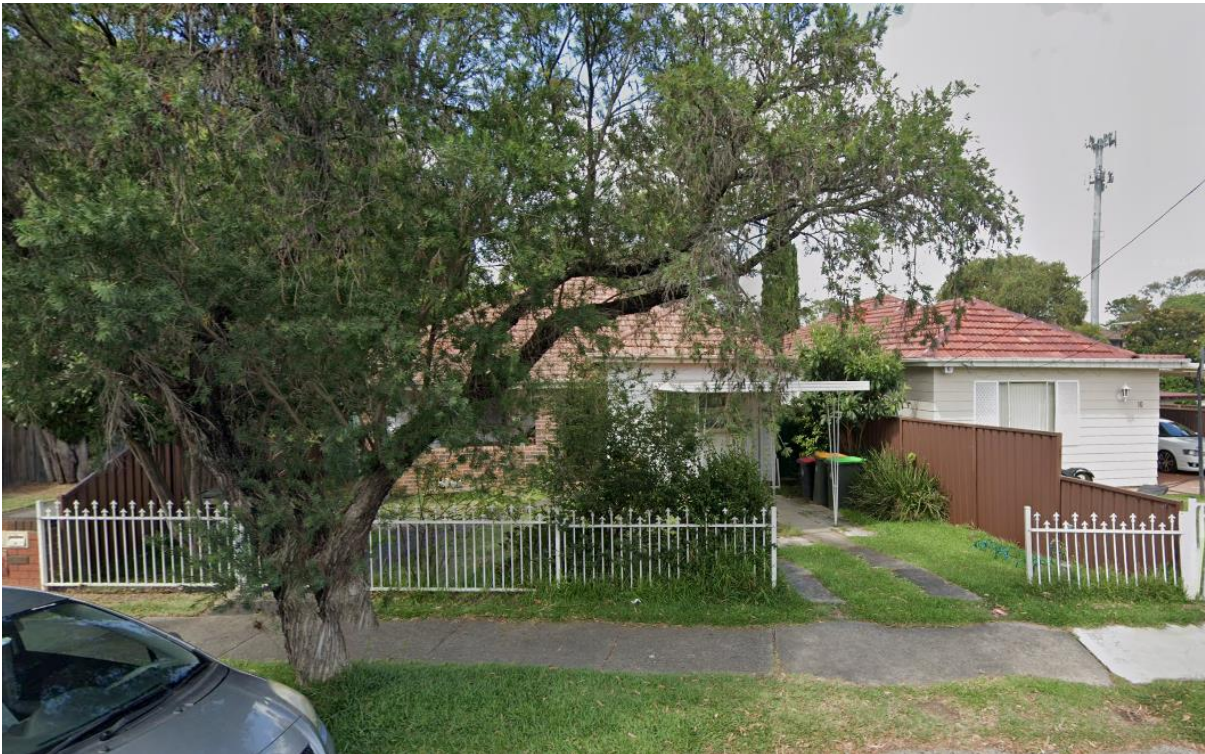
BLEP 2015 – R4 High Density Residential

The site is referred to as 8 Wentworth St, Croydon Park and overlooks Wentworth St at the front. The site, also known as Lot B in DP 350873 has an existing site area of 448 square meters and a frontage of A 12.55 meters. There is a gradual slope from the northern to the southern boundary (site falling towards rear) of approximately 0.5 meters.



Image 1 – Aerial Location Map

Currently this site has a single storey clad home with a tilted roof and metal awning.



**Image 2 – Existing House Streetscape**

Adjoining sites

The western property No.10 is a single storey clad home with a tilted roof and attached garage.



**Image 3 – No. 10 Wentworth St, Croydon Park**

The eastern property No.4 is a single storey rendered home with a tiled roof and carport.



Image 5 – No. 4 Wentworth St, Croydon Park

#### **4. SITE HISTORY**

There is no relevant property history pertaining to this application is currently on site sits a single dwelling, which will be demolished to facilitate the sub division proposal.

#### **5. BOUNDARY RE-ALIGNMENT**

The site referred to as 8-10 Wentworth St, Croydon Park proposes a boundary re-alignment between Lot A and Lot B DP 35087.

The boundary re-alignment will be apportioned to No. 8 (Lot B / DP 35087) by 360mm. additionally, an area of 90.5 square meters will be apportioned from Lot A/DP 35087 to Lot B/DP 35087.

Lot A/DP 35087 existing area is currently 499.4 square meters, with a new proposed area of 409.4 square meters.

Lot B/DP 35087 existing area is currently 448 square meters, with a new proposed area of 538.5 square meters.

Each of the proposed sites will have meet their individual allotment sizes / Gross Floor Area, Private Open space and Landscape requirement, as per required from the BLEP.

Refer below for compliance table for both 8-10 Wentworth St, Greenacre:

## CANTERBURY-BANKSTOWN COUNCIL DCP & LEP

<b>Land Zoning:</b>	R4 - High Density Residential	
<b>Site Area:</b>	448 m <sup>2</sup>	
<b>Proposed Site Area:</b>	538.5 m <sup>2</sup>	
	<b>REQUIREMENTS</b>	<b>PROVIDED</b>
Max GFA (m <sup>2</sup> ):	0.75:1 336 Permissible	Basement - 150 m <sup>2</sup> Ground Floor - 150 m <sup>2</sup> First Floor - 136 m <sup>2</sup>
Total Minimum Landscape:	20% of deep soil required. 107.7m <sup>2</sup> required.	117 m <sup>2</sup>
Private Open Space:	80m <sup>2</sup> with 5m width and length.	142 m <sup>2</sup>

## NEIGHBOUR (No. 10) - Lot A, DP 350873

<b>Land Zoning:</b>	R4 - High Density Residential	
<b>Site Area:</b>	499.4 m <sup>2</sup>	
<b>Proposed Site Area:</b>	409.4 m <sup>2</sup>	
	<b>REQUIREMENTS</b>	<b>PROVIDED</b>
Max GFA (m <sup>2</sup> ):	0.75:1 307.05 Permissible	Ground Floor - 142.5 m <sup>2</sup>
Total Minimum Landscape:	15% of deep soil required. 61.41m <sup>2</sup> required.	145.4 m <sup>2</sup>
Private Open Space:	80m <sup>2</sup> with 5m width and length.	88.5 m <sup>2</sup>

New fences will be erected, as shown in the Site Plan (DA-01) separating Lot A & Lot B with a height of 1.8 meters, indicating the new proposed boundary re-alignment.

### 6. ASSESSMENT

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning & Assessment Act 1979.

#### (a)(i) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- \* Bankstown Local Environmental Plan 2015 (BLEP 2015).
- \* Bankstown Development Control Plan 2015 (BDCP 2015)

### **Parking, General Accessibility**

A 4-car basement garage is proposed for the proposed dwelling on Lot B in DP 350873, which satisfies the parking controls for the single dwelling. The garage goes unnoticed due to building articulations, elements, overhangs, material finishes and well-considered landscape.

### **Waste management**

A waste management plan has been prepared for the demolition, construction and ongoing waste of the proposed development. This plan identifies the method of demolition and disposal or method of recycling for the materials generated by the development of the site. Waste Management Plan is submitted with this application.

### **Sediment Controls**

A Sediment Control plan has been provided as part of the drainage plans.

### **Utilities**

The utility services currently available on or to the site include electricity, telecommunications, sewer & stormwater. It is anticipated that the proposed works will not have any adverse impact on the provision of the available services. As part of the approval and on site work, there will be connection to all newly created lots, to utilities and services.

### **Environmental:**

The proposed development and boundary re-alignment will be constructed in accordance with council's principles for environmental controls. The proposed works will not generate any significant amount of waste due to its minimal affectation on the existing site. The proposed development will not adversely impact on the quality of soil on the site and adjoining properties. Future on-going waste management of the site will be in accordance with Liverpool councils waste and collection polices.

### **Privacy and Views:**

Good privacy is afforded to both the future occupants of the proposed developments and the neighbouring properties to the Northern, Southern and Eastern ends of the site, due to the proposed setbacks and subsequent distances of windows or glazing elements to all elevations. Along the southern end of the proposed driveway, significant vegetation and tall trees have been designed, to ensure that the southern property has a high level of privacy.

### **Vegetation and Topography:**

No trees are proposed to be removed via this application, except for general land clearing of any shrub or obnoxious weeds. A detailed landscape plan will be provided during future DA stages for the lots.



### **Streetscape and Building Form**

The proposed development will satisfy the Council objectives in that all elements of development remain visible from the street and public domain.

The proposed development ensures that it is compatible with the scale, character and landscape setting of the adjoining streetscape, natural setting and scenic quality.

The proposed development ensures the design responds to the opportunities and constraints of the site, delivering optimal solar orientation for the dwelling.

The Development is designed and sited so that it addresses the primary street frontage ensuring all main entries are clearly identifiable from the street, using good landscape design and feature gates and front fence that reflect the contemporary theme of the design.

The proposed development is designed to enhance the front entrance to the dwelling and is the dominant element in dwelling frontage. In this instance our proposal uses layers of elements towards the building entries (Unique Entry, landscaping, landings, patios etc.) and the interest of the façade design to accomplish this.

The proposed development colour schemes and materials are harmonious with the natural attributes of the area and are integrated with the external design of the building.

The design reduces the apparent bulk and scale of development such that it is not dominant in the streetscape. Articulation of facades and massing of elements are employed to reduce apparent bulk and scale from the street. Architecturally the design can read as a horizontal and vertical break-up of masses that draws an interest in its entirety, yet interprets the dwelling with its own individual identity. It must be noted that there are a number of dual-occupancies within this street, and surrounding parallel roads, therefore, deeming this development proposal suitable within its context.

### **Solar Access**

The proposed two storey dwelling is designed so that reliance on artificial light sources is minimised via the orientation; and sizes and position of windows.

The proposed development will provide a minimum of 3hrs of solar access to adjoining private open spaces and not result overshadowing of adjoining dwelling living areas and solar collectors, solar access to private outdoor recreation areas are maintained.

The proposed P.O.S also received minimum of 3 hours solar access. Solar access is provided to living rooms, dining rooms, kitchens and study areas, with high-light window to living rooms.

### **DCP/LEP Compliance:**

The proposed single dwelling and boundary re-alignment is compliant with council's regulations and requirements on all regards and aspects, as well as the building code of Australia. The following aspects have been covered throughout the design, and are associated with the calculation/compliance information submitted with this DA:

- Minimum allotment sizes
- Site coverage and landscape requirements
- Overall building heights
- Private open space and soft landscape
- Driveway access ad minimum widths
- Front, side and rear setbacks
- Potential overshadowing and privacy neighbouring impacts

## CANTERBURY-BANKSTOWN COUNCIL DCP & LEP

<b>Land Zoning:</b>	R4 - High Density Residential	
<b>Site Area:</b>	448 m <sup>2</sup>	
<b>Proposed Site Area:</b>	538.5 m <sup>2</sup>	
	<b>REQUIREMENTS</b>	<b>PROVIDED</b>
Max GFA (m <sup>2</sup> ):	0.75:1 336 Permissible	Basement - 150 m <sup>2</sup> Ground Floor - 150 m <sup>2</sup> First Floor - 136 m <sup>2</sup>
		Total: 286 m <sup>2</sup>
Front Setback:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m
Articulation Setback/Zone:	Articulation 1.5m from Front Setback. Total Articulation Area is 18.3 m <sup>2</sup> . Maximum 4.6 m <sup>2</sup> (25%) of Articulation Zone permissible to build.	4.6 m <sup>2</sup>
Rear Setback:	Lot Area >300m <sup>2</sup> - 900m <sup>2</sup> requires: 3m for Building Height within 0-4.5m 8m for Building Height within >4.5-8.5m	Ground Floor - 8.3 m First Floor - 12.3 m
Side Setback:	Wall height less than 7m is to be 0.9m. Wall height greater than 7m is to be 1.5m.	GF - 0.9m FF - 0.9m
Maximum Building Height:	8.5m	6.9 m
Total Minimum Landscape:	20% of deep soil required. 107.7m <sup>2</sup> required.	117 m <sup>2</sup>
Private Open Space:	80m <sup>2</sup> with 5m width and length.	142 m <sup>2</sup>
Total Car Parking Space:	At least 1 with 1m or more behind the building line	2 car parking space

## NEIGHBOUR (No. 10) - Lot A, DP 350873

<b>Land Zoning:</b>	R4 - High Density Residential	
<b>Site Area:</b>	499.4 m <sup>2</sup>	
<b>Proposed Site Area:</b>	409.4 m <sup>2</sup>	
	<b>REQUIREMENTS</b>	<b>PROVIDED</b>
Max GFA (m <sup>2</sup> ):	0.75:1 307.05 Permissible	Ground Floor - 142.5 m <sup>2</sup>
Total Minimum Landscape:	15% of deep soil required. 61.41m <sup>2</sup> required.	145.4 m <sup>2</sup>
Private Open Space:	80m <sup>2</sup> with 5m width and length.	88.5 m <sup>2</sup>

## **Conclusion**

The proposed two-storey dwelling with basement & swimming pool, and boundary re-alignment of existing Lot A & Lot B in DP 35087 at 8-10 Wentworth St, Croydon Park will result in the following;

- The subject land is located within R4 – High density Residential pursuant to the provisions of Bankstown Local Environmental Plan 2015.

Overall it is considered that the proposed works are compatible with appropriate development within the area and should be considered to be given development consent subject to appropriate conditions. The development has been specifically designed to suit the subject site, address the streetscape and promote good urban design, to reflect the diverse architectural characteristics of the area and satisfy council requirements. The lot sizes will be consistent with the street and all properties within 500 meters of the site.

It is considered that the proposed development, in accordance to all its components, will easily “fit in” with existing and future residential fabric of the area as the proposed dwelling and future dwelling designs will provide for attractive developments, and will be supporting councils push on residential growth and increase in density for this part of Sydney.