

Statement of Environmental Effects

Demolition of Existing Structures, Construction of
Attached Dual Occupancy along with Torrens Title
Subdivision & Front Boundary fence

Zoned R2 Low Density Residential

24-Park Road, East Hills NSW-2213

Prepared by:

**MM Consulting Engineers &
Architects Pty Ltd.
ACN: 65 627 098 088
Mob: 0406-756-950**

Contents

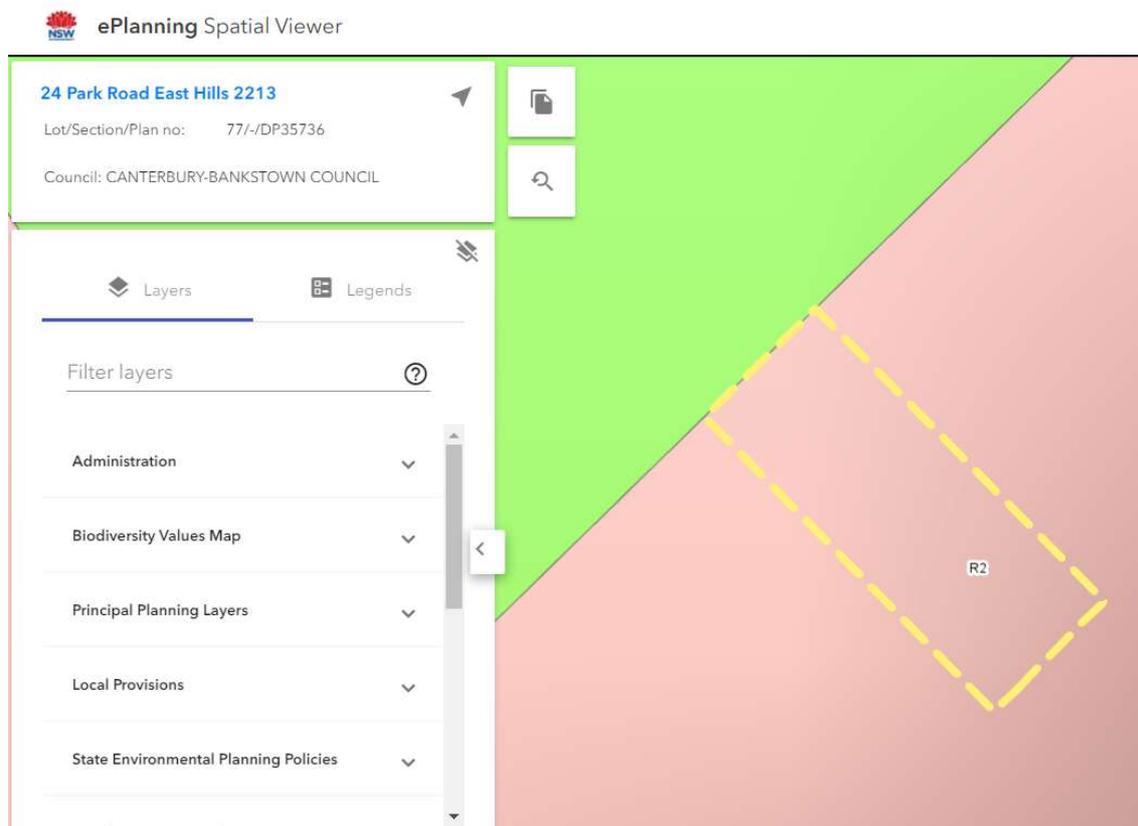
INTRODUCTION	2
SITE ANALYSIS	3
DEVELOPMENT PROPOSAL	5
PRESENT AND PREVIOUS USES	5
PRIVACY, VIEWS, OVERSHADOWING AND SUNLIGHT	5
PLANNING FRAMEWORK	5
COMPLIANCE TABLE	6
SECTION 79C CONSIDERATIONS	7
CONCLUSION	7

Introduction

This Statement of Environmental Effects has been prepared for a development application proposal, **Demolition of Existing Structures, Construction of Attached Dual Occupancy along with Torrens Title Subdivision & Front Boundary fence**. This application has been prepared pursuant to Section 78A of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide details of the proposed development and assess the compliance of the proposal against Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015 pursuant to the evaluation criteria prescribed under Section 79(c) of the EPA Act, 1979.

The proposed development is permissible with council's consent in land zoned **R2 Low Density Residential** zone under Bankstown LEP 2015.



The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

Site Analysis

- The Site area measured by Surveyor is 612.76m², the site is almost Rectangular in shape with a 15.24m frontage, rear is 15.24m and side boundaries are 40.08m in length.
- The site slopes East to West approximately 0.8m i.e., towards the rear boundary.
- The lot is in the middle of Park Road.

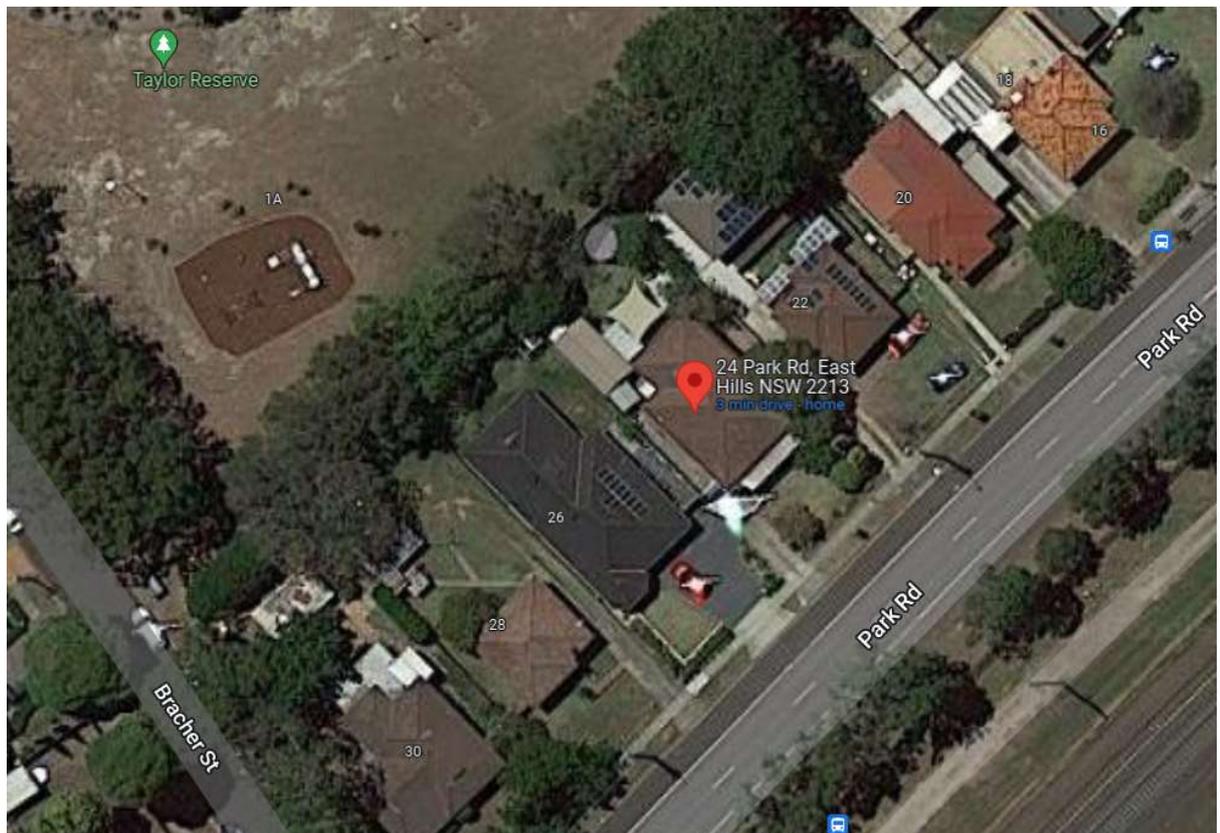


Figure 1: Aerial Map

Source: Google Maps 2022

- The neighbourhood is mainly zoned R2 Low Density Residential.
- Currently the site contains a Single Brick Veneer residence with a tiled roof, detached Garage and attached metal Carport & metal shed.

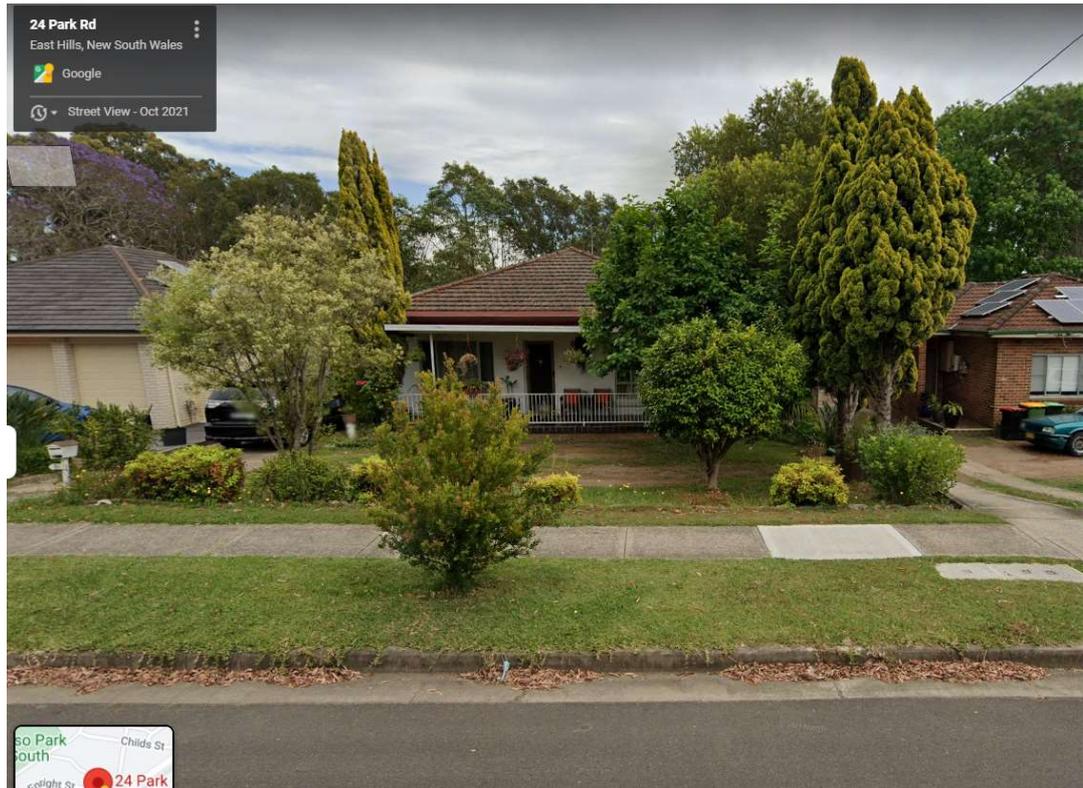


Figure 2: Front Elevation

Source: Google Maps 2022

Development Proposal:

The Development application for **“Demolition of Existing Structures, Construction of Attached Dual Occupancy along with Torrens Title Subdivision & Front Boundary fence”**.

Present and Previous Uses:

- Previously the site has been used for residential purpose.
- Currently the site is has a Single storey Brick Veneer residence with a tiled roof.
- A Detached Garage/shed & attached carport, metal shed along with Trees, which is being proposed to be demolished/ removed.

Privacy, Views, POS, Overshadowing and Sunlight

- Ground Finished floor level (Duplex: FFL 12.75m AHD) which is less than 1.0m high from the respective NGL (DCP control).

Planning Framework

SEPP Sustainability Index (BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX efficiency targets.

Bankstown Local Environmental Plan 2015

Zoning

The site is zoned **R2 – Low Density Residential**, as described by the Bankstown LEP Zoning Map.

*(2) Development consent must not be granted to development for the following purposes:
(a) a dual occupancy (attached) on a lot in Zone R2 Low Density Residential unless the lot has an area of at least 500 square metres and is at least 15 metres wide at the front building line,*

*(4) The consent authority may grant development consent for the subdivision of:
(a) a dual occupancy (attached), if the size of each lot to be created will be at least 250 square metres, or*

Thus, the proposal achieves the objectives of this zone and is permissible with consent.

Height

For Attached Dwellings - The permissible height for such proposal is 7m in height from NGL to eave and max 9.0m in height of building and the proposed wall height complies without exception and over all height of dwellings is still under the maximum allowable building height (9.0m).

Floor Space Ratio

The permissible floor space ratio for the site is 0.5:1. The proposed FSR is 0.495:1, for the proposed Attached Duplex.

Heritage

The site is **NOT** heritage listed and is not located within a heritage conservation area.

Flooding

The site is **NOT** listed as Flood Affected sites under the flooding maps available with Council.

Compliance Table

Bankstown Development Control Plan 2015- ATTACHED DUPLEX

DESIGN ELEMENT	REQUIRED	PROPOSED	COMPLIANCE
Min. Deep Soil Soft Landscaping	45% of the front setback	50 %	YES
Min. Solar Access for Alterations and Additions	3 hours to habitable rooms and majority of private open space between 9.00am and 3.00pm on 22 June	3 Hours	YES
Water Tanks	<ul style="list-style-type: none"> • Minimum 450mm setback to any boundary • Max. 3m height above NGL • Any associated filling is limited to 1m 	Water tanks setback >450mm	YES
Max. Floor Space Ratio	0.50:1 / 306.38 m ²	0.5:1 / 306.30 m ²	YES
Max. Building Height	<ul style="list-style-type: none"> • 9m and two (2) storeys for dwellings 	Max. up to 8.3 m	YES
Max. Wall Height	<ul style="list-style-type: none"> • 7.0m max. 	Max. up to 7.0m	YES
Side & Rear setbacks:			
For building wall (GF)	0.9m	0.92 m	YES
For Garage/ Carport attached to Building	0.9m	0.92 m	YES

PRIVATE OPEN SPACE for single road Frontage Oriented to North (Min. Area)	80 m2	94.12 m2	YES
Visual Privacy	Offset windows Minimum 1.5m sill height for living areas.	Offset windows Minimum 1.5m sill height for living areas.	YES
1st floor rear or side Balcony	1.5m width throughout	N/A	YES
Max Roof Pitch	35 degrees	12 Degrees	YES

Section 79c Considerations

S.79C (1) (a) The Provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations

The development proposal is pursuant to LEP and DCP. The assessment shows that the proposed development is generally consistent and compliant with the objectives, performance criteria and the controls of the LEP and DCP. Where a variation to the controls is sought, a justification has been provided.

Flora and Fauna

The proposal does not harm any protected habitat, nor is the site identified as an environmental conservation area. No trees will be required to be removed if consent is granted.

Waste Collection

Normal domestic and commercial waste collection applies to this development.

Natural Hazards

The Site is not affected by any know hazards.

Construction

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

CONCLUSION:

The proposal complies with BCC councils LEP & DCPs.