

## STATEMENT OF ENVIRONMENTAL EFFECTS

### Proposed New Dual-Occupancy : 2 Meager Ave Padstow

The purpose of this report is to outline the proposed works, and demonstrate compliance of these works with polices set out by Canterbury Bankstown Council.

The result of this report is that the proposal is consistent with the relevant Local Environmental Plan and objectives of the Development Control Plan and should be approved, subject to appropriate conditions.

The Statement of Environmental Effects is designed to demonstrate the applicant has considered the impact of the proposed development 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 question is approximately 873.2sqm in area. The site is generally flat at the rear with a cross fall from West to East towards the front of the site. This Development application seeks approval for the erection of a new two storey attached dual-occupancy with a 2 lot Torrens subdivision.

The site is suitable to accommodate the proposed development which has been designed with sympathy to the surrounding streetscape. The proposal seeks to take full advantage of the sites most desirable features and improve amenity. The objectives of the DCP have been considered and it is our opinion that these objectives have been met.

#### *B. PRESENT AND PREVIOUS USES*

There is currently a single storey cottage on the block known as 2 Meager Ave Padstow. The dwelling is estimated to be between 70 and 80 years of age. 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*

The proposed dwelling complies with all of Canterbury Bankstown Council's DCP and LEP guidelines. The proposed building has been designed to meet the minimum Floor Space Ratio and complies with site coverage/ overall landscaping requirements. Total areas and calculations are contained on the submitted drawings.

The design of the building has been driven by the need to ensure the amenity and privacy of the adjoining dwellings is not compromised while meeting the objectives of the planning

regulations. This has been achieved by a staggered building design with increased articulation, strategic window placement, and privacy devices where necessary. In our opinion, these design features mitigate any adverse impact on the adjoining properties. Furthermore, the shadow diagrams achieve in the minimum solar access to the living and outdoor spaces of the neighbouring property.

The objectives of the DCP have been achieved with the proposed design. The amenity of surrounding buildings remains unaffected in terms of overshadowing, privacy and excessive bulk. The building is staggered in design and responds to the topography of the land utilising privacy devices where deemed necessary and only proposing glazing where required by building codes.

#### *D. DESIGN GUIDELINES*

The streetscape along Meager Ave and surrounding streets is a diverse mix of contemporary and 60+ year old Australian Architecture. The proposed design uses traditional materials and simple geometric forms to blend in with the dwelling's environment and siting. There is no predominant streetscape along the street so an attempt to utilise similar materials (masonry, timber, aluminium and glass) and roof forms has been adopted in order to ensure the proposal blends in, where practicable, within the local landscape. Given the width of the site, the building has been deliberately kept low and minimal bulk in design to ensure it does not stand out and rather blends into the street via the use of landscaping and low roof forms.

The new building has been designed to ensure minimal impact on adjoining dwellings. Setbacks from the front, sides and rear meet council's requirements. The proposal avoids major overshadowing to dwellings on both adjoining allotments ensuring the minimum 3hr requirement is met. Side windows to the second storey have been minimised to ensure no impact in terms of privacy on any dwelling from the proposed design. The proposal complies with maximum height limits and with all other numerical provisions set out in the DCP.

The proposed dwelling has been designed in accordance with the NCC and relevant Australian Standards for dual occupancy construction.

#### *E. OPERATION AND MANAGEMENT*

Not Applicable.

#### *F. ACCESS AND TRAFFIC*

The proposal will not generate any additional traffic on Meager Ave. Adequate parking for a minimum of 2 cars has been provided off the street for each proposed dwelling with a 2 car garage (basement) and car spaces in front provided for each

#### *G. GENERAL ACCESIBILITY*

General accessibility to the building is not difficult. Ramp access is not required nor has it been provided. Construction access will be achieved with minimal disruption to Meager Ave or adjoining neighbours.

#### *H. PRIVACY, VIEWS AND SUNLIGHT.*

The development is designed to maximise solar access to living areas whilst simultaneously avoiding external impact such as overshadowing to neighbouring sites. The extension of recommended setbacks along with a staggered and stepped elevations and roof form avoids major impact of overshadowing to neighbouring dwellings' open spaces or living areas. Glazing to side boundary walls is strategically positioned and minimised 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 the significant 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 any adjoining or nearby properties.

#### *I. AIR AND NOISE*

The proposed dwelling will not cause any air or noise emissions. Council guidelines regarding construction hours will be strictly adhered to and imposed on all subcontractors.

#### *J. DRAINAGE*

The current sewerage and storm water volumes will not be significantly increased. Sewage will be directed to the existing connection. Ground disturbance will be controlled and hence stormwater runoff will not be increased. A detailed stormwater plan prepared by a Stormwater Engineer accompanies this application.

#### *K. EROSION & SEDIMENT CONTROL*

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

#### *L. HERITAGE*

The proposal does not fall within a Heritage conservation zone nor is the dwelling to be partially demolished an item of heritage significance.

#### *M. 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 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.

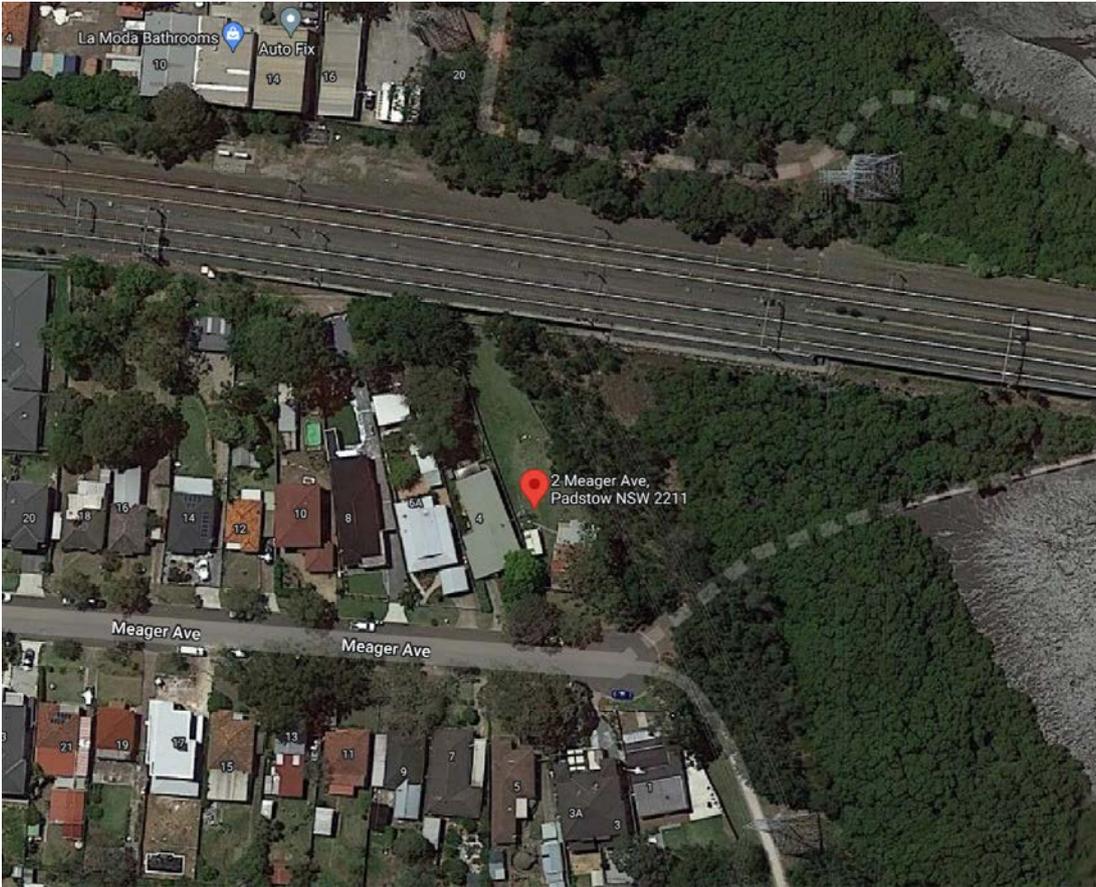
#### *N. WASTE*

Wherever possible, demolished materials will be utilised in the construction of the proposed additions. 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.

#### *O. SITE MANAGEMENT*

Please refer to submitted drawings and report for full site and construction management details.



Aerial Site Photo



Existing Streetscape