

STATEMENT OF ENVIRONMENTAL EFFECTS & SITE ANALYSIS

**Proposed Duplex, Subdivision & Secondary Dwellings
Site: No.14 Mitchell St,
Condell Park. NSW 2200**

Prepared by: Jay Design

Tel: M: 0419 618 817
E-mail: jonjay14@optusnet.com.au

May 2022

TABLE OF CONTENTS

1. Introduction

| | | |
|------|----------|---|
| 1.01 | Proposal | 3 |
|------|----------|---|

2. Physical Context

| | | |
|------|------------------------|---|
| 2.01 | Site | 3 |
| 2.02 | Existing Building | 3 |
| 2.03 | Proposed Development | 3 |
| 2.04 | Neighbouring Buildings | 4 |
| 2.05 | Locality | 4 |

3. Planning Context

| | | |
|------|------------------|---|
| 3.01 | Council Controls | 4 |
|------|------------------|---|

4. Considerations

| | | |
|------|---------------|---|
| 4.01 | Overbearing | 5 |
| 4.02 | Design | 5 |
| 4.03 | Solar Access | 5 |
| 4.04 | Privacy | 5 |
| 4.05 | Streetscape | 6 |
| 4.06 | Overshadowing | 6 |

5. Soil, Water & Waste

6

6. Conclusion

| | | |
|------|------------|---|
| 6.01 | Conclusion | 6 |
|------|------------|---|

1. INTRODUCTION

1.01 Proposal

The proposal is to demolish an existing single storey aluminium clad cottage at No.14 Mitchell St Condell Park, and construct a new two storey, face brick duplex with secondary dwellings and subdivision.

2. PHYSICAL CONTEXT

2.01 Site

2.01.1 The property is known as No.14 Mitchell Street, Condell Park, Lot D in DP. 368772. The site is situated on the western side of Mitchell Street, with an area of 910.5m². The land is zoned R2 Low Residential & consists of a single storey aluminium clad dwelling which will be demolished.

2.01.2 Geographically, the land is sloping to the rear (south west).

2.02 Existing Building

2.02.1 The existing building is a single storey aluminium clad cottage with tile roof over a timber framed roof structure.

2.02.2 The existing building is average in character, design, external and internal appearance. Visual evidence suggests all improvements on the subject site are average in condition.

2.03 Proposed Development

2.03.1 It is proposed to construct a new two-storey duplex with garages within which will be subdivided, and also secondary dwellings to the rear. The new duplex and secondary dwellings will incorporate face brickwork with a timber frame, metal roof.

2.03.2 The completed project will be a structurally sound, new and environmentally friendly domicile. It will be in keeping with the surrounding new developments, in addition, to enhancing the existing aesthetically and architecturally.

2.03.3 This development in its' completed state will prove to be complimentary to the neighbouring existing developments and in keeping with future proposals in terms of character, its siting, the bulkiness factor, shape, size, scale, height, density and its' overall external appearance. A practical and versatile purpose designed building, with the ground level consisting a porch, facilities and amenities rooms, open plan layout of living areas, a courtyard, and security vehicular garaging within the building. The first-floor level consisting of bedrooms.

2.04 Neighbouring Development

- 2.04.1 The neighbour to the north (No.12) consists of a single storey brick cottage, and has a similar frontage to that of its' neighbouring properties. Other improvements on this site include a metal roof.
- 2.04.2 The neighbour to the south (No.16) consists of a two storey brick cottage, and also has a similar frontage to that of its' neighbouring properties.

2.05 Locality

- 2.05.1 The respective segment of the street contains on either side, a chain of predominately single storey and two storey dwellings. The immediate area is sloping to the south west.
- 2.05.2 The surrounding locality is predominately residential. The Bankstown Business Centre is located approximately less than 2 kilometres from the respective site, effectively, providing a very high standard of amenity. The businesses in the area appear to be a variety of many.
- 2.05.3 Nearby non-commercial and non-residential uses, include train station, various bus stops and taxi stands also within shorter distances, primary and high schools, and private learning centres.

3. PLANNING CONTEXT

3.01 Council Controls

- 3.01.1 Certain codes require council to take into account the impact of any proposal on the heritage and archaeological significance of any item in the vicinity. In considering certain council controls on developments of the nature proposed, the appropriate Canterbury Bankstown Council codes have been employed and totally complied with for the purpose of this proposal.
- 3.01.2 The new proposal has a total area of 454m², excluding garage, and has a floor space ratio of 0.5:1. We have over achieved open space and car parking for this proposal.
- 3.01.3 In regards to setbacks, heights, open space and car parking; we comply with all council regulations.

4. CONSIDERATIONS

4.01 Overbearing

- 4.01.1 The maximum overall height of the proposed building on all elevations is below the maximum that is permitted for the subject site. It is well in keeping with the maximum heights permissible and also in terms of scale, size, shape and bulk, it is by no means overbearing. This has been achieved by complying with all the requirements assumed and the relevant Codes adapted by Canterbury Bankstown Council.

4.02 Design

- 4.02.1 The external design, scale, height and positioning of the proposed development are highly harmonious with the surrounding properties and streetscape. Aesthetically and architecturally, the proposal will create a pleasant and blending picturesque view from all visible elevations in particular the streetscape. It will also, be a positive addition in respect of future development styles and designs.

4.03 Solar Access

- 4.03.1 Effectively, due to the neighbouring properties, being so close to the side boundary, there will be little reduction in the amount of direct, or otherwise, sunlight entering the neighbours' privacy or their properties. This effectively, means the neighbouring properties will continue to enjoy as usual, sunlight in their open space for the majority of day.
- 4.03.2 Daylight is largely a function of the degree of openness of the sky. This proposal will not result in any reduction in the amount of sky seen from the neighbours' properties. Courtyards within the neighbouring properties are of no concern. The adjoining neighbours will continually receive sunlight with some overshadowing to the southern neighbour's open space, only in mid-winter in the morning.

4.04 Privacy

- 4.04.1 Privacy will not be an issue with the neighbouring residences when considering, the design layout of the proposal contains no invasive windows or balconies. Most windows to the side of the new residence will be located as high windows, and obscure glazing will be installed if necessary.

4.05 Streetscape

- 4.05.1 The existing streetscape is mixed in terms of building styles, designs and periods. There is a mixture of one and two storey residences. In this respect, the subject proposal will be well in character with its' immediate and local neighbours, having a balanced and private approach to its' entry from Mitchell St.
- 4.05.2 New landscaping is proposed to the front of the new building, in order to enhance the existing streetscape.

4.06 Overshadowing

- 4.06.1 Adhering to the guidelines of the respective Canterbury Bankstown Council Codes, all minimum and maximum requirements have been met, as the proposal poses no invasive overshadowing in any detrimental form. The adjoining neighbours will continually receive sunlight and no overshadowing to their open spaces for the majority of the day. There will be some overshadowing to the southern neighbour's open space, only in mid-winter in the morning.

5. SOIL, WATER & WASTE

- There will be no odours or waste products produced by this development.
- The site has not been exposed to any site contamination by previous land use.
- No local air or water quality will be affected.

6. CONCLUSION

- 6.01 In summary, the benefits in terms of privacy, aesthetics, harmony, streetscape and value to the neighbouring properties highly exceed effects, if any, that may result from the subject proposal. Furthermore, there are no evident adverse impacts to be resulted by the development of this property.