

11/03/2022

## **Statement of Environmental Effects**

**Proposed :**

**Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool for unit( 1) lot 1**

**Stage 2: Construction of a secondary dwelling on lot. 2 only**

**18 KOONAWARRA STREET. VILLAWOOD  
LOT 664 IN DP 36612**

For:

Mr. ZAMEL NIAMAH

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SIGHT BUILDING DESIGN - 31A Farnell Street, Merrylands NSW 2160  
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## INTRUCTION

This report accompanies a development application seeking consent to stage: (1) demolish existing house & all existing structural and erect attached dual occupancy (duplex dwellings) with Torrens title subdivision and in ground swimming pool for lot (1) only and stage :2 construction second dwelling for lot (2) only on proposed site no: 18 Koonawarra Street, Villawood , LOT 664 IN DP 36612

This report is intended to assist Council consideration of the application by providing full details of the proposed development and its implications.

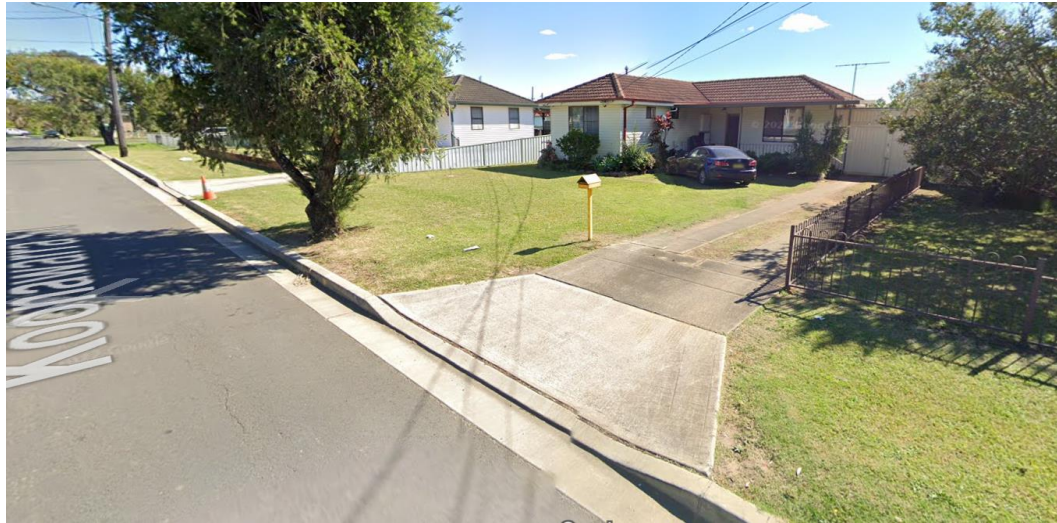
It should be read in conjunction with architectural plans, Storm Water plans, landscape plans, and Survey plan.

## SITE ANALYSISE

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**Site Location ;** 18 Koonawarra Street, Villawood ,



**Site Elevation** : 18 Koonawarra Street, Villawood ,

#### SUBJECT SITE

The subject site is known as 18 Koonawarra Street, Villawood ,  
The property is located on the north west side of Koonawarra Street,,

The property is 18 Koonawarra Street, Villawood , LOT 664 IN DP  
36612Koonawarra.

It is nearly regular shaped property. The frontage Is 16.46 m. , the depth  
North east side boundary is 47.27m, & South west side boundary is 51.205  
m, and rear side is angle 16.71 m. The site area as survey plan is 803 m2.

The site presently occupied by existing fibro cottage (single storey) house  
with tile roof & fibro garage and existing attached awning at North East  
side Boundary,

## SITE CONTEXT

The site is situated in an established area characterized by single and large two storey dwellings, Dual occupancy & and close to industrial area

The property immediately adjacent the North East boundary has existing single fibro house storey house with roof tiles and metal shed.

The property adjacent the South west boundary with single fibro house storey house with roof tiles and Detached Fibro Garage with metal roof. The rear of the property is adjacent by court yards for 2 rear existing dwellings.

## TOPOGRAPHY.

The property is sited on nearly close to side levels of Koonawara Street,, and falls little down from south east boundary to north west boundary, There is approximately 0.5 m fall over the entire site.

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## EXISTING VEGETATION.

The site has not got ant magnificent existing trees at all.  
Any way we are going to plant more shrubs and trees in the proposal.

## PLANNING CONTROLS

## ZONING & PLANNING INSTRUMENTS.

The Subject site is zoned R2) - Residential under the Bankstown City Council Environmental Plan (LEP) 2015 .

The site is affected by Development Control Plan DCP 2015.

The proposed use (attached dual occupancy –duplex- with Torrens title subdivision) is permissible in the zone with council consent.

And second dwelling for lot 2 in stage 2 is permissible as well

The following table is a summary of the development control required by the D.C.P compared against the proposed development

### COMPLIANCE CHECK

<b>DEVELOPMENT CONTROL PLAN TABLE</b> Part B1 of Bankstown Development Control Plan 2015 supplements the LEP Section 4 Dual Occupancies page 16			
CONTROL	REQUIRMENT	PROPOSED	COMPLIES
<b>SITE AREA</b> *policy item 4.1 The two dwellings forming a dual occupancy (attached) may be subdivided to a Minimum lot size of 250m <sup>2</sup> per dwelling.	Lot area for attached dual occupancy 500 m <sup>2</sup> And detached 700 m <sup>2</sup>	803 m <sup>2</sup>	YES For attached dual occupancy
<b>FLOOR AREA (LIVING ONLY)</b>  UNIT 1  UNIT 2	Maximum area for both units (1+2)+ 361.35 m <sup>2</sup>	(Unit 1) 157.38 m <sup>2</sup> (living) + (Unit 2) 157.38m <sup>2</sup> (living)= 314.76 m <sup>2</sup>	YES
F.S.R	0.45 :1	39.19 %	YES
<b>SETBACKS</b> *- policy item 4.8 (a) 5.5 metres for			YES

the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.  * FRONT	5.5 m for ground floor + 6.5m to first floor	5.5 m for ground floor + 6.5m to first floor	Yes
* north east	0.9 m-ground floor & first floor If the maximum side wall 7m or otherwise the first floor side wall to be set 1.5m	<b>Unit (1)</b> 1.16m - 1.58m to ground floor - <b>Unit (2)</b> 1.1m - 1.508 m to ground floor - 1.58m to first floor	YES
* south west		U1-& 1.5 for U 2	YES
* REAR	5 m	13 m for U1 & 20.6 m for U2	Yes
<b>Landscaping</b> at front *- Policy Item:4.34 (a) a minimum 45% of the area between the dual occupancy and the primary road frontage;	45% of the open area at front	For unit (1) 25.1 m2 at front =46.30 % of open space at front & For unit (2) 25.1 m2 at front =47.5 % of open space at front	YES  YES
-	-	-	-
<b>Garages</b> <b>Set back</b> *-policy item 4.9 (b) 5.5 metres for a garage or carport that is attached to the building wall.	Minimum 5.5 m	For unit ( 1) is 7.718m For unit ( 2) is 7.778 m	YES  YES
<b>HEIGHT</b> *Policy item :4.32 (a) the	2storey maximum 9 m from natural ground line to the top of the	2 storey maximum height 8.7m for (u1) and	YES



(a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument;

**the proposal for total area for unit(2) + Second dwelling is 202.5 m2 and that is comply**

(b) the total floor area of the secondary dwelling is no more than 60m2 or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.

**The proposed second dwelling area is 45.12 m2 and that is comply**

## PROPOSED DEVELOPMENT

### DESCRIPTION

The proposal is stage: (1) demolish existing house & all existing structural and erect attached dual occupancy (duplex dwellings) with Torrens title subdivision and in ground swimming pool for lot (1) only and stage :2 construction second dwelling for lot (2) only.

The development comprises unit (1) 4 bedrooms and unit (2) 4 bedrooms in two storey dwellings, with open living area and nice B.B.Q area attached to inground swimming pool in lower level for unit (1) only . There is provision on site for the parking of 4 vehicles (2in garages & 2 in car spaces on driveway).



## DEMOLITION

The existing building on site has not been identified as an item of heritage significance.

The existing house and existing structural will be demolished and dumped at an approved Government Waste Dept, in accordance with the accompanying Demolition Application and Waste Management plan

4

## DESIGN CONSTRAINT

The following site conditions have been identified as constraints and features which have influenced the design outcome:

The site shape

The solar access to the main livings.

The proposed duplex development (front view).

Existing adjoining dwellings

The streetscape

The second dwelling for lot 2 only (450m<sup>2</sup> for lot 2)

## DESIGN

The duplex is proposed on the lot 664, (units 1-2) sit side by side and both enjoy street frontages.

The design proposes is two attached **dwelling**s with direct access from Koonawarra Street, Villawood

They are four bedrooms in unit 1 and four bed rooms in unit 2 as well in the form of a 2-storey duplex style building.

The both dwelling have lock up garage with provision for a second car space in the drive way.

Although both dwellings face front the street and the dwellings sit side by side on the site,

The design of the duplex has been carefully considered in order to provide solar access to the living areas to both unit (1 & 2) by located on the ground floor, and having large windows facing north direction, which got access To nice B.B.Q area & swimming pool locate lower level at rear of the site only for unit 1.

All bedrooms are located on the first floor with bedroom windows & sliding doors located to the front and rear of the site only bed 2 windows for the both units face the sides boundary with minimum impact because the windows sill height is 1.5m from finish floor level ,

The facade has been designed with varied but integrated features to both dwellings. It is in simple “modern style” architecture

It will be nice brick face and cement render for some features walls , and some features (columns- balconies-rails-alu. vertical louvers) at front, and aluminum windows, and other features included to enhance the aesthetic quality of the development .

## AMINITY TO NEIGHBOURHOOD

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### OVERSHADOWING

Overshadowing cast by the development was analyzed during the winter solstice.

Shadow diagram have been prepared for the 8:00 am, 12:00 noon and 4:00 pm time period in mid winter at 22 June.

The proposal maintain the existing shadowing,  
 , the adjoining properties are receive more than 3 hours sunlight in habitable rooms and more than 50 % of private open space to neighbourings and proposal receiving sunlight, so no impact in shadowing To adjoining neighboring

### PRIVACY.

Privacy to neighboring dwellings and internally between the proposed dwellings has been considered in the designing of the proposal. The development is not expected to have a significant adverse affect in term of privacy for the following reasons:

- All living areas located at ground level
- All boundaries will screen with 1800 mm high fences except front boundary the fence will be 1200 mm.
- The balconies are located to the front and face to the street..

## STREETSCAPE / CHARACTER

The proposal maintains a “low – key” domestic scale, and is not out of character in the context of Koonawarra Sreet, Villawood

The roof forms (Pitch Roof) are design to respond the modern style and match the local context in particular in scale and pitch and style.

The varied and individual street facade will give an aesthetically and architecturally pleasing street presentation., as mentioned earlier it is designed in a modern style and will present as a high quality development.

9

## LANDSCAPING

We consider in our design to make nice landscaping at front and rear to provide sufficient quality of private open space complements neighboring land uses and safe and secure for all users,

10

## SERVICES

### SEWER

All sewers will drain to the boards main, all in accordance with the Sydney water board requirements.

Note: their water board sewer line at are rear of site

## TORMWATER

Storm water will be drained to street gutter

Full details shown on storm water plans.

## CONCLUSION

The proposed site considered suitable for use as a Duplex Development. The proposal has distinct social merit has been designed to meet the requirement of the Local environmental Plan. Bankstown council Development Control Plan 2015

The proposed development will add a nice extension to streetscape

Accordingly Councils Approved consent is recommended

## SIGHT BUILDING DESIGN

