

**Prepared by Design Basix Build
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STATEMENT OF ENVIRONMENTAL EFFECTS

L31, No.14 Davies Road, PADSTOW dp660646

1. INTRODUCTION

This report accompanies a Development/Building Application for the construction of a Duplex and Garaging including Torrens title subdivision relating to the land known as Lot 31, No.14 Davies Road, PADSTOW.

2. THE PROPOSAL

The proposal is to seek approval to erect a Two Storey Brick Veneer Duplex with garaging, and including torrens title subdivision on the 621.70msq block.

3. SIZE AND SHAPE OF PROPERTY

The subject property an irregular shaped block with a predominant north/east to south/west orientation.

4. The design of the development has taken into account both the needs of the owners and the statutory of Canterbury / Bankstown City Council. Refer to Sheet 02 Architectural plans for all Site calculation, which all numerically comply with Canterbury / Bankstown council LEP 2015 & DCP 2015

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CALCULATIONS

Calculated Total Site Area : 621.70m²

FLOOR SPACE

FSR allowed : 310.85m² / 50%

Dwelling 1 / Site 316.50m²

GrF : 85.300m²

FF : 72.125m²

Total FSR achieved:157.425m² 0.497 : 1

Dwelling 2 / Site 305.20m²

GrF : 80.47m²

FF : 72.125m²

Total FSR achieved:152.595m² 0.499 : 1

(COMPLIES NUMERICALLY)

PRIVATE OPEN SPACE

Dwelling 1 : 92.70m²

Dwelling 2 : 87.20m²

CARPARKING

Dwelling 1 2 SPACES

Dwelling 2 2 SPACES

LANDSCAPING 36.62%

Dwelling 1 : 117.70m²

Dwelling 2 : 110.00m²

R/Water Tank

Dwelling 1 : 2000L

Dwelling 2 : 2000L

Roof Areas

Dwelling 1 : 152.20m²

Dwelling 2 : 147.10m²

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5. Resident Description

residence of cavity brick construction
consisting of the following:

DWELLING

***Ground Floors** Foyer, Family, dining, Guest, kitchen, L'dry & Powder Rm.

***First Floors** Bed 1/WIR , Beds 2,3,& 4, Bathroom, & Ensuite

***Single Garage**

Dwelling 1 – 16.80 square metres

***Single Garage**

Dwelling 2 – 16.80 square metres

6. SITING, LOCATION AND DESIGN

The location of these dwellings have been considered in relation to solar access, property shape and designed to intergrade with neighbouring development.

The living areas and the bedrooms have been configured in order to utilise daylight and space progression into the garden zone.

It is considered that the siting of the proposed new dwelling is complimentary to that of residential properties in the area and that the finishes, roof tiling and the general colour scheme will be in tones to harmonise with the surroundings.

7. SITE WORKS AND ENVIRONMENTAL EFFECTS

Part of the site for the new dwelling will be graded due to a fall in the topography of the site, to reduce the dwellings bulk.

Banks will be landscaped and drained and should not have any adverse effects to neighbouring properties.

1 No tree is proposed to be removed within council land due to location of roadway stormwater pit / lintol and also maintaining a 6.0m wide carspace between proposed driveway wings.

SSR Stormwater systems is not required as the property e planning maps indicated an unaffected site.

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8. Ingress and egress of vehicles will be from Davies Road. The driveway to kerb to be of concrete or brick paved to maintain an all weather access.
The proposed development will have little effect on the majority of the existing vegetation. The site will be landscaped by owner so that the amenity of neighbours in terms of privacy and solar access is maintained or improved.

The requirements and position of sediment fence as per site plan dwelling will be connected to town water and sewer.

Land erosion and sediment control measures will be subject to Council's requirements and position of sediment fence as per site plan.

Yours faithfully

Paolo (Paul) Festa | ☎ 0417 458 886 | **DESIGN-BASIX-BUILD (dbb) since 1997**

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