

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT

**@ 111 Simmat Ave, Condell Park
NSW 2200**

Prepared by:

Date:

18/07/2022



NEMCODESIGN
Pty. Ltd.

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1. Introduction

This Statement of Environmental Effects accompanies a Development Application for:

- 1. Demolition of All Existing Structures**
- 2. Trees Removal**
- 3. Proposed Torrens Title Subdivision**
- 4. Construction of an attached Dual Occupancy with swimming pools on front lot**

at 111 Simmat Avenue, Condell Park NSW 2200.

It should be read in conjunction with the architectural drawings prepared by Nemco Design Pty Ltd.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Bankstown Local Environmental Plan 2015
- Bankstown Development Control Plan 2015
- Bankstown Council Design Guidelines

2. Site Analysis

2.1. Site Description

The sites at 111 Simmat Avenue, Condell Park NSW 2200 are registered as Lot 19 in DP 8208. They are located in a residential area; zoning R2 – Low Density Residential. This site is rectangular in shape with a frontage of 18.29 m and site area of 1296 sqm.

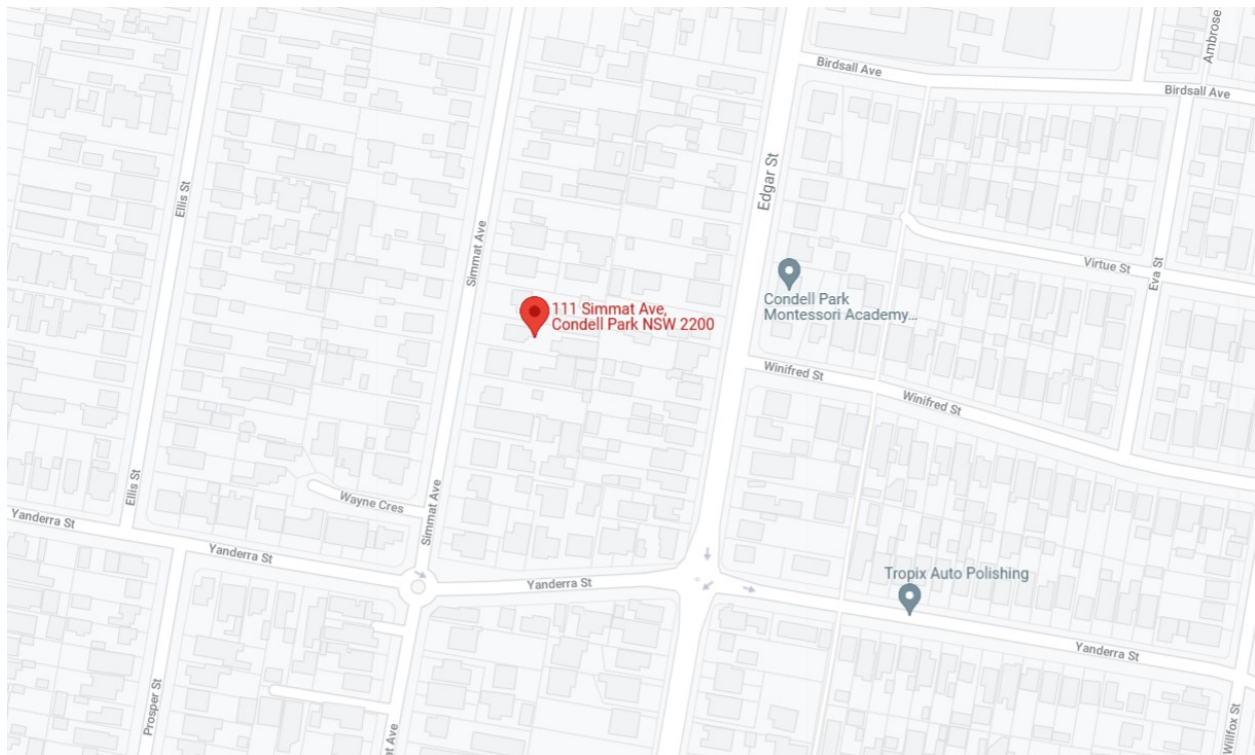


Figure 1. Map View (source: Google Maps)



Figure 2. Site location & context (source: Six Maps)

2.2. Existing Site

Site at 111 Simmat Avenue, Condell Park currently contains a single storey fibro cement with metal roof and also multiple metal sheds.

3. Surrounding Area

Surrounding developments consist primarily of detached single or two-storey dwelling houses.

4. Proposed Development

4.1. Subdivision Proposal

Subdivision proposal includes two stages:

Stage 1:

- 1) Subdivide lot into 2 Torrens title lots

Stage 2:

- 1) Torrens title subdivision of 1 front lot into 2 lots for dual occupancy

Subdivision proposal is shown in the below plan.

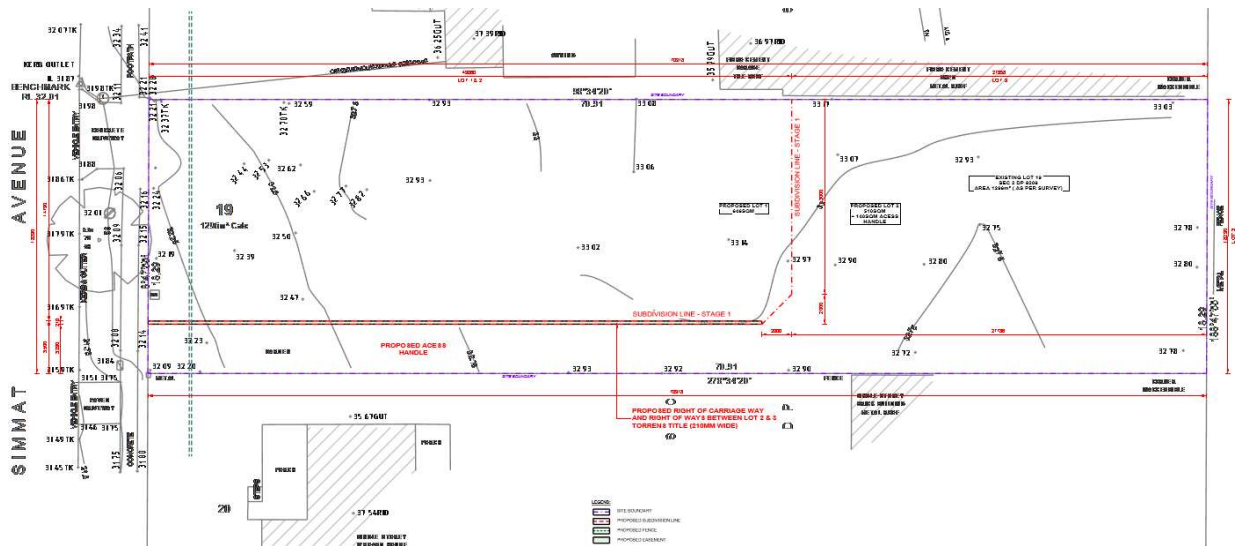


Figure 3. Proposed Subdivision – Stage 1

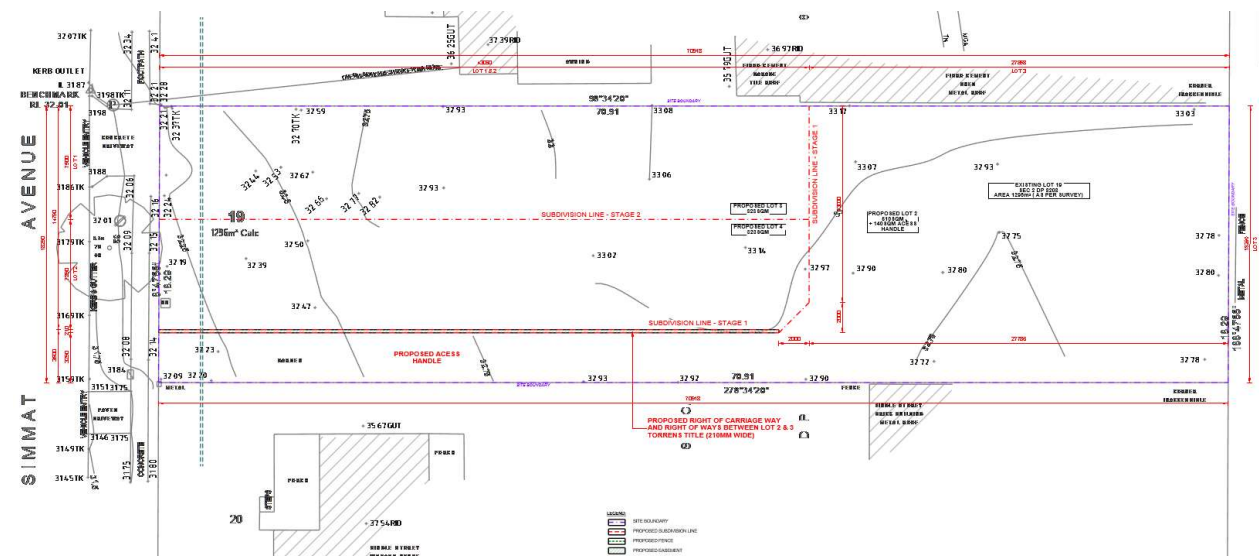


Figure 3. Proposed Subdivision – Stage 2

The total existing lot size is approx. (as per survey plan):

Lot 19 : 1296 m²

Proposed lot sizes will be approx. (as per subdivision plan):

Lot 2: 650 m² (510 m² + 140 m²)

Lot 3: 323 m²

Lot 4: 323m²

The proposal is meeting Council requirement of each Lot size of not less than 250 sqm for attached dual occupancy. The proposal is therefore put forward for council approvals.

4.2. Design Proposal

The designs of all dwellings are based on energy efficiency principles with windows to living areas. The simple design of the proposed new houses provides adequate solar and wind access to all dwellings in

all habitable areas. The ceiling height in all dwellings increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of all dwellings are as per the DCP requirements.

The front facades of the proposed dwellings are designed to have a non-symmetrical look when viewed from the street.

4.3. Residential Character

The proposal is consistent with the existing residential character regarding setbacks to the proposed house, locations of the private open space to the rear of the site and location of driveway. The house façade is well articulated with the overall design. All care has been taken to ensure the privacy of neighbouring properties. Windows are well designed to allow enough sunlight to pass through and enlighten both houses during most of the daytime. All the areas are well ventilated and serve openness to both dwellings.

4.4. Design Features

Various design features complement the dwellings such as variations in height, balcony and variety of structural elements in front and pergolas in rear.

4.5. Preferred configuration for new dwellings

The proposed house complies with the preferred configuration for new dwellings, by windows to the principal living room facing the street and private courtyards facing the front and rear boundary. Both garages are architecturally integrated within the building form.

4.6. Floor Space Ratio

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Floor Space Ratio

Proposed FSR for each lot:

Lot 3: 161.3 m² (49.9%)

Lot 4: 161.3 m² (49.9%)

4.7. Private Open Space

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Private Open Space.

4.8. Solar Planning

Shadow diagrams have been provided. The designs of new dwellings are prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies most solar planning requirements.

4.9. Stormwater

Drainage will be linked to council stormwater system, as per Planning Diagrams.

5. Compliance Table

As per Bankstown Local Environmental Plan 2015 and Development Control Plan 2015

	Required	Provided	Compliance
DESIGN GUIDELINES			
FSR	Max. Allowable FSR = 0.50 of Site Area	Lot 3: 161.3 m ² (49.9%) Lot 4: 161.3 m ² (49.9%)	YES
PRIVATE OPEN SPACE	Minimum 80 m ² - Per Dwelling with a minimum dimension of 5 m	Each Lot – 80 m ²	YES
DWELLING SETBACKS			
FRONT SETBACK	Primary frontage (to primary road) - 5.5 or 6.0 m to Garage 5.5 m to Ground Floor 6.5 m to First Floor	Lot 3 & 4: Min. 6.085 m to Porch & GF Min. 6.055 m to GAR Min. 7.565 m to FF Min. 5.375 m to BAL	YES
SIDE SETBACK	0.9M to GF & FF for Wall Height < 7.0m 1.5M to GF & FF for Wall Height > 7.0m	WALL HEIGHT < 7M Lot 1 & 2: Min. 1.110 m to GF, FF & ALF	YES
REAR SETBACK	-	Lot 3 & 4: Min. 19.425 m to GF & FF Min. 15.225 m to ALF Min. 0.90 m to CAB	YES
WALL HEIGHT	Max. 7.0 m for 0.9 Side Setback for House Max. 3.0 m for Cabana	Wall height < 7 m - Dwellings Wall height < 3 m - Cabana	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys provided	YES
	Max. 9.0 m	Building height < 9 m	YES
DESIGN ESSENTIALS CHECKLIST			
ROOF	-	4 degrees colorbond flat roof for houses 4 degrees colorbond flat roof for cabanas All eaves as per BASIX	YES
FENCE TYPE	Rear & side boundaries fencing 1.8 m high	Rear & side fencing to be 1.8 m high	YES

6. Urban Design Details

6.1. Significant Landscapes

The site is not situated in an area of any significant and landscape precincts. Proposed Landscaping Plan is attached.

6.2. Energy Efficiency

Development proposal is compliant with the requirements of the Basix Certificate. Basix Certificate is attached.

6.3. Garden Design & Fences

Rear and side boundaries fencing shall generally be 1.8m high fence. Front fence as per architectural plans.

7. Construction & Site Management

7.1. Construction Management / Demolition

Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.

All care will be taken to avoid unnecessary disturbance to the site and/or adjoining properties throughout the construction and demolition process.

There will be a skip bin on site for all construction rubbish to collect in. Rubbish produced from any demolition works will be transported to council waste disposal site. Any asbestos or old fibro disturbed will be treated as an asbestos hazard and handled and disposed of according to regulation. All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

7.2. Noise Reduction

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

7.3. Building Services

All appliances will be as per the BASIX requirements. Clothes Drying Line and Rainwater Tanks will be installed as per BASIX Certificate.

8. Conclusion

Nemco Design is pleased to submit this Statement of Environmental Effects and accompanying information for a proposed Torrens Title Subdivision into 3 Lots for Dual Occupancy at 111 Simmat Avenue, Condell Park.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;

- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Bankstown LEP2015, as well as DCP2015, and any other relevant statutory controls that apply to the site.

It can be seen that the proposed development satisfies all of the requirements set up in Bankstown LEP & DCP.

The proposed development at 111 Simmat Avenue, Condell Park will be in keeping with the strategic aims of the Bankstown LEP and be sympathetic to the existing residential developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.