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STATEMENT OF ENVIRONMENTAL EFFECTS

27 April 2022

DEVELOPMENT APPLICATION PROPOSED ATTACHED DUAL OCCUPANCY

**22 UNIVERSAL AVE,
GEORGES HALL**

LOT 8 DP 235530

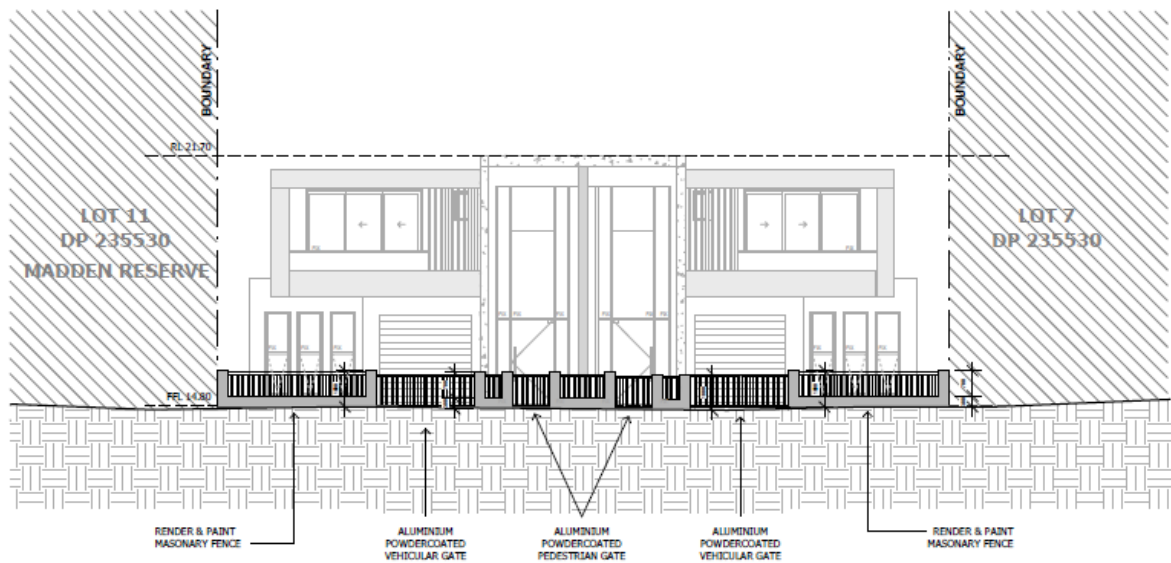


Image 1 – Proposed Front Elevation

1. INTRODUCTION

This environmental effects statement is submitted to Canterbury/ Bankstown Council in support of a development application 22 Universal Ave, Georges Hall. The DA seeks approval for demolition of existing; proposed attached dual occupancy construction; proposed terrace for each dwelling; proposed front fence, proposed outbuildings for each dwelling and subdivision respectively.

Application for the construction certificate will be sought separately.

This planning report has been prepared by ZTA Architects on behalf of the landowner and based on the plans and information supplied as part of this application.

The purpose of this document is to describe the existing improvements on the site, detail the proposed development and review the applicable planning regime relating to the proposal. It assesses the degree of compliance and examines the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 79C (1) of the Environmental Planning and Assessment Act, 1979.

In respect of the assessment of the proposal, where impacts are identified environmental amenity has been addressed in this report.

2. PROPOSAL

This application seeks consent for the following works at 22 Universal Ave, Georges Hall.
(Refer to the proposed architectural plans);

Demolition

In order to facilitate the development is necessary to demolish the existing dwelling and all associated structures as identified on the architectural plans.

Ground floor (per dwelling)

- Provide 1 car parking spot per dwelling
- Provide bedroom, bathroom, laundry, kitchen, living and dining.
- Provide covered outdoor living space/terrace/BBQ area.

First floor (per dwelling)

- Provide 3 bedrooms.
- Provide 1 Master bedroom.
- Provide 1 ensuite and 1 main bathroom.
- Provide balconies in the front.

Landscape (per dwelling)

- Provide driveway to each dwellings garage
- Provide Vegetation/Plants soft landscaping along driveway and pathway towards dwelling entry.
- Provide new front boundary fence.

Generally

Present a variety of contemporary architectural dwellings within the guidelines of the BDCP 2015, offering a unique precedence to the changing surrounding modern streetscape.

3. SITE DESCRIPTION

BLEP 2015 - R2 low density

The site is referred to as 22 Universal Ave, Georges Hall and overlooks Universal Ave at the front. The site is also known as Lot 8 in DP 235530 with a site area of 560m² and a frontage of 20.380 meters. There is a gradual slope from south to north (front to rear) of approximately 1.7m, and a gradual slope from west to east (front), of approximately 150mm.



Image 2 – Aerial Location Map

Currently on site is one single storey brick dwelling which is proposed to be demolished.



Image 3 – Existing House Streetscape

Adjoining sites

The Eastern property No.20 is a single storey brick home with a tilted roof.



Image 4 – No.20 Universal Ave, Georges Hall

The Western council public park

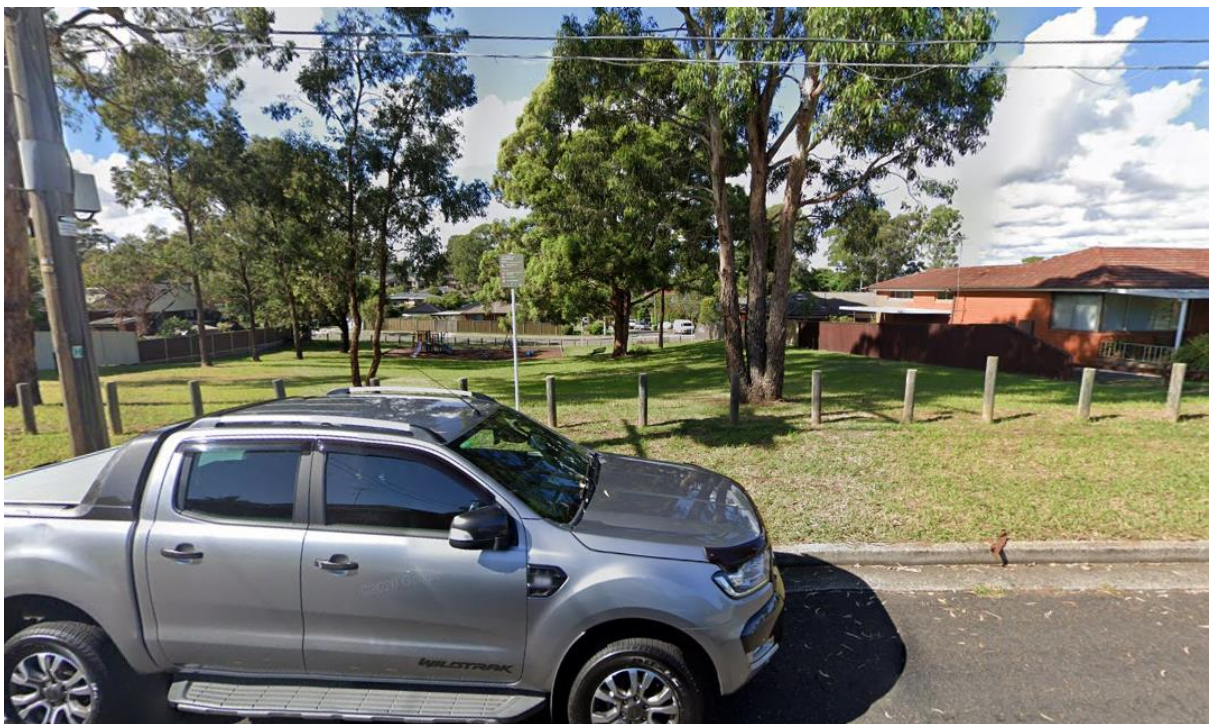


Image 5 – Council Public Park

4. SITE HISTORY

There is no relevant property history pertaining to this application.

5. ASSESSMENT

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning & Assessment Act 1979.

(a)(i) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- * Bankstown Local Environmental Plan 2015(BLEP 2015).
- * Bankstown Development Control Plan 2015 (BDCP 2015)

DCP/LEP COMPLIANCE:

The proposed attached dwelling is compliant with council's regulations and requirements on all regards and aspects, as well as the building code of Australia. The following aspects have been covered throughout the design, and are associated with the calculation/compliance information submitted with this DA:

- Site coverage and landscaping requirements
- Overall Building Heights and aesthetic appearance/materials proposed
- Private Open Space and Soft Landscape
- Car parking
- Front, Side and Rear setback
- Overshadowing and Privacy

CANTERBURY-BANKSTOWN COUNCIL DCP & LEP

Land Zoning: R2 - Low Density Residential

Site Area: 560 m²

Compliance Table:		Dwelling A	
Proposed Site Area:		280 m ²	
STANDARD	REQUIREMENTS	PROVIDED	COMPLIES
Max GFA (m ²):	140 m ² (0.5:1 of lot 280m ²)	Ground Floor - 77 m ² First Floor - 63 m ² Total GFA - 140 m ²	YES
Front Setback:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m	YES
Rear Setback:	Lot Area >300m ² - 900m ² requires: 3m for Building Height within 0-4.5m 8m for Building Height within >4.5-8.5m	Ground Floor - 5 m First Floor - 8 m	YES
Side Setback:	Wall height less than 7m is to be 0.9m. Wall height greater than 7m is to be 1.5m.	GF - 0.9m FF - 1.5m	YES
Maximum Building Height:	9m Maximum Building Height. 7m Maximum Wall Height.	7m Max Wall Height.	YES
Total Minimum Landscape:	-	-	-
Minimum Street Frontage Landscapes:	45% of the Area between the dwelling house and primary road frontage. 50.44 m ² required. 25.22 m ² per dwelling required.	57 m ²	YES
Minimum Rear Landscapes:	-	-	-
Private Open Space:	80m ² with 5m width and length.	80 m ²	YES
Total Car Parking Space:	At least 1 with 1m or more behind the building line.	1 car parking space	YES

Compliance Table: Dwelling B			
Proposed Site Area: 280 m ²			
STANDARD	REQUIREMENTS	PROVIDED	COMPLIES
Max GFA (m ²):	140 m ² (0.5:1 of lot 280m ²)	Ground Floor - 77 m ² First Floor - 63 m ² Total GFA - 140 m ²	YES
Front Setback:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m	YES
Rear Setback:	Lot Area >300m ² - 900m ² requires: 3m for Building Height within 0-4.5m 8m for Building Height within >4.5-8.5m	Ground Floor - 5 m First Floor - 8 m	YES
Side Setback:	Wall height less than 7m is to be 0.9m. Wall height greater than 7m is to be 1.5m.	GF - 0.9m FF - 1.5m	YES
Maximum Building Height:	9m Maximum Building Height. 7m Maximum Wall Height	7m Max Wall Height.	YES
Total Minimum Landscapes:	-	-	-
Minimum Street Frontage Landscapes:	45% of the Area between the dwelling house and primary road frontage. 50.44 m ² required. 25.22 m ² per dwelling required.	47 m ²	YES
Minimum Rear Landscape:	-	-	-
Private Open Space:	80m ² with 5m width and length.	80 m ²	YES
Total Car Parking Space:	At least 1 with 1m or more behind the building line.	1 car parking space	YES

The application satisfies the provisions of the above Environmental Planning Instruments.

Building Density (per dwelling)

The proposed gross floor area of the proposed building is collectively 280m² for both dwellings A and B. Given that the site area is known to be 560m², the allowable Floor space area will be less than 0.5:1.

The subdivision is regular in shape and evenly subdivided. Overall the proposed duplex therefore is in compliance with the BLEP2015.

Solar Access

The proposed dual occupancy is designed so that reliance on artificial light sources is minimised via the orientation; and sizes and position of windows.

The proposed development will provide a minimum of 3hrs of solar access to adjoining private open spaces and not result overshadowing of adjoining dwelling living areas and solar collectors, solar access to private outdoor recreation areas are maintained. The proposed P.O.S also received minimum of 3 hours solar access. The site is orientated favourably with private open spaces to the North. Solar access is provided to living rooms, dining rooms, kitchens and study areas, with high-light window to living rooms. The roof for both dwelling terraces are also lowered to provide sufficient daylight through additional high-light windows into living areas.

Privacy & Views

The proposed development satisfies Council's objectives in that it maintains the acoustic and visual privacy of occupants within all built development and in private open spaces.

It ensures that new development incorporates architectural and building elements that contribute to guarding the acoustic and visual privacy of any adjoining residents via the use of privacy screen and louvres at front and rear balconies.

The proposed development minimises direct overlooking of windows and private open spaces so that the amenity of neighbours and intended occupants is maximised.

Streetscape and Building Form

The proposed development will satisfy the Council objectives in that all elements of development remain visible from the street and public domain.

The proposed development ensures that it is compatible with the scale, character and landscape setting of the adjoining streetscape, natural setting and scenic quality.

The proposed development ensures the dual occupancy design responds to the opportunities and constraints of the site, delivering optimal solar orientation for both dwellings.

The Development is designed and sited so that it addresses the primary street frontage ensuring all main entries are clearly identifiable from the street, using good landscape design and feature gates and front fence that reflect the contemporary theme of the design.

The proposed development is designed to enhance the front entrance to each dwelling and is the dominant element in each dwelling frontage. In this instance our proposal uses layers of elements towards the building entries (Unique Entry, landscaping, landings, patios etc.) and the interest of the façade design to accomplish this.

The proposed development colour schemes and materials are harmonious with the natural attributes of the area and are integrated with the external design of the building.

The design of dual occupancy reduces the apparent bulk and scale of development such that it is not dominant in the streetscape. Articulation of facades and massing of elements are employed to reduce apparent bulk and scale from the street. Architecturally the design can read as a horizontal and vertical break-up of masses that draws an interest in its entirety, yet interprets each dwelling with its own individual identity.

Parking, General Accessibility

2 off street car parking space per dwelling is proposed which satisfy the parking controls for dual occupancy. The garages are behind the building line and go unnoticed due to building articulations, elements, overhangs, material finishes and well-considered landscape.

Fences & Gates

A new front boundary fence is proposed. The new front fence will add security while harmonising with the architecture of the proposed dwellings. The use of low fence will ensure streetscape visibility to the dwelling is maintained while remaining unintrusive. The openings and material finishes correlate with each dwelling respectively.

Energy Efficiency

A BASIX certificate has been prepared for each dwelling, the certificates confirms that the project achieves the minimum required scores and or pass for Water Use, Thermal Comfort and Energy Consumption.

Waste management

A waste management plan has been prepared for the demolition, construction and ongoing waste of the proposed development. This plan identifies the method of demolition and disposal or method of recycling for the materials generated by the development of the site. Waste Management Plan is submitted with this application.

Sediment Controls

A Sediment Control plan has been provided as part of the drainage plans.

Colours & Materials

The external colours & finishes are design to harmonise with the landscape and surrounding streetscape. The colours to the existing building are to remain. Refer to the separate colour finishes specification A3 sheet.

Waste & recycling

The existing waste and recycling program through the use of recycling, organic and general waste will continue. Garbage bins are able to be stored on site, with the occupier of the house being able to bring their own bins out on each scheduled evening. Appropriate locations exist on the footpath to allow bins to be placed for collection by Council on the allocated days for collection

Utilities

The utility services currently available on or to the site include electricity, telecommunications, sewer & stormwater. It is anticipated that the proposed works will not have any adverse impact on the provision of the available services.

Conclusion

The proposed dual occupancy development at 22 Universal Ave, Georges Hall will result in the following;

- The subject land is located within R2 – Low Density Residential pursuant to the provisions of Bankstown Local Environmental Plan 2015. The proposed development, being a dual Occupancy is a permissible land use within the zone with development consent.
- The siting, design and external appearance of the proposed development are considered to be appropriate and to relate sympathetically to the intended scale and character of development in the locality.
- The proposal is considered not to reduce or negatively impact upon the visual or acoustic privacy to adjoining or nearby properties. Shadows cast by the proposed development are not likely to affect the amenity of surrounding residences.
- It will provide high quality architectural design & construction
- The proposal generally compiles with the regulations, controls, codes and objectives by the Council.
- The proposal will not result in any adverse environmental impacts to adjoining properties and the surrounding public domain, particularly in relation to overshadowing, privacy and overlooking.
- The proposal will maintain and improve natural light and natural ventilation.
- The proposal is consistent and matches the proportions of neighbouring development with the varying scale, density, streetscape, height, form of the adjoining properties, and will have minimal impacts to the amenity of neighbouring residents.
- The proposal to the property will improve the habitant's residential accommodation and amenity through practical use of space.

Overall it is considered that the proposed works are compatible with appropriate development within the area and should be considered to be given development consent subject to appropriate conditions.