



PLANS BY...

perras design group

S T A T E M E N T O F E N V I R O N M E N T A L E F F E C T S

For the Proposal of:

**Demolition of All Existing Structures and
Proposed Attached Dual Occupancy and Torrens title subdivision**

Council District:

Bankstown City Council

Address:

No. 3A aster street, Punchbowl

Client:

Hassan Kammoun

Date:

Sep 2022

Our Reference:

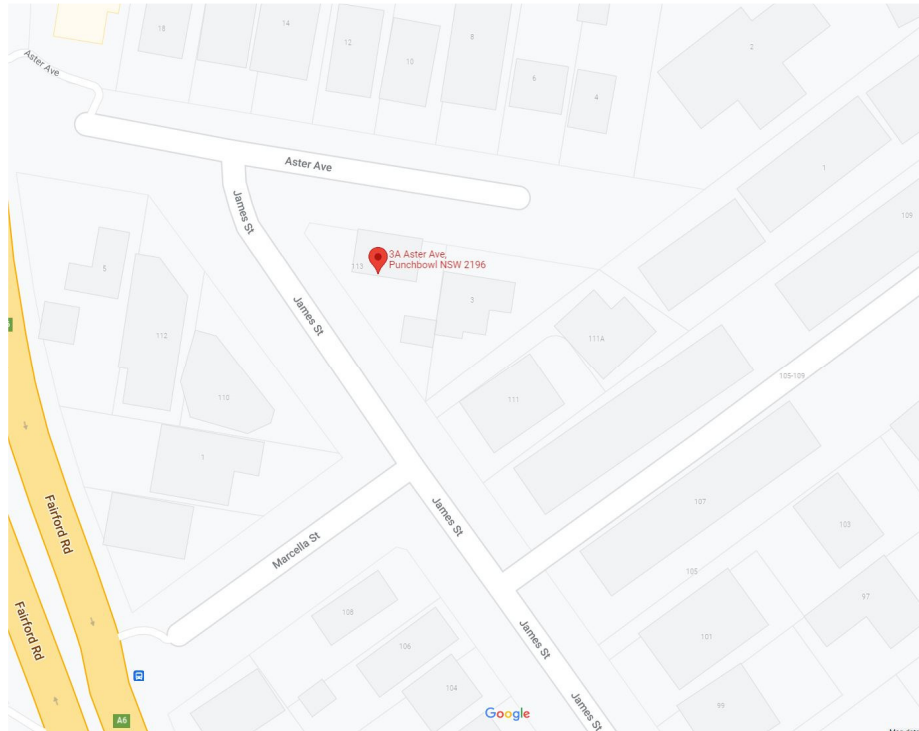
DA – 2257

INTRODUCTION

This development application is submitted to council for assessment and approval for the demolition of all existing structures, construction of a double storey attached dual occupancy and Torrens title subdivision.

SITE (locality)

Lot: 6a **D.P:** 361500



Streetscape Analysis

The site is located on north east of James street. The address is known as No. 3a Avenue, punchbowl. On the site there is a one storey fibro clad house with metal roof and detached garage. The surrounding area and allotments are primarily of single storey dwellings, two storey dwellings and duplexes.

Our proposal has been designed to fit in with the surrounding areas and dwellings, as illustrated in the plans.

Zoning

The subject allotment is zoned R2 low density residential under Bankstown Local Environmental Plan 2015.

Proposal

The proposal consists of attached two storey dual occupancy with Torrens title Subdivision facing/entry from James Street. The two units are identical in layout consisting of a single garage, open living, dining, and kitchen, attached to a l'dry and powder room and a alfresco. The upper level consists of three bedrooms with two rooms with balconies towards the front boundary with a shared bathroom, and a master bedroom with ensuite.

The dwelling material consists of brick veneer external walls, with a double brick party wall in between the units, and klip-lok metal roof. Refer of the architectural plans for in depth view.

Tree Removal

There are 3 existing trees on site and one on council nature strip proposed to be removed (with council's permission)

Dual occupancy development

(Bankstown Development Control Plan 2015 - PART B1

RESIDENTIAL DEVELOPMENT)

SECTION 4–DUAL OCCUPANCIES

Objectives

The objectives are:

- (a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.*
- (b) To ensure the building form, building design and landscaping of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.*
- (c) To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.*
- (d) To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.*
- (e) To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.*
- (f) To minimise the visual impact of off–street parking on the streetscape.*

The proposed dual occupancy has been designed to achieve attached dual occupancy on the proposed site. Recreational areas have been allocated to the sides of the units in order achieve private open space and east and west sunlight which meets council's minimum area requirements as shown on plan. The proposed duplex has been well articulated and has been designed maintaining councils requirement of mirror reverse design.

Site Calculations

Bankstown Local Environmental Plan 2015

FSR ALLOWED – 0.50:1

FSR ACHIEVED – 0.47:1

UNIT 1

GROUND FLOOR AREA – 57.5SQM

UPPER FLOOR AREA – 63SQM

TOTAL FLOOR AREA – 120.5SQM

UNIT 2

GROUND FLOOR AREA – 58SQM

UPPER FLOOR AREA – 63.5SQM

TOTAL FLOOR AREA – 121.5SQM

Private open space 4.14

*(Bankstown Development Control Plan 2015 - PART B1
RESIDENTIAL DEVELOPMENT)*

Dual occupancies must provide a minimum 80m2 of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

PRIVATE OPEN SPACE ALLOWED – 80SQM

U1 PRIVATE OPEN SPACE ACHIEVED – 80SQM

U2 PRIVATE OPEN SPACE ACHIEVED – 80SQM

P.O.S Justification

This Justification is prepared in regards the Private open space requirement of 80sqm under the DCP. For the Units to achieve 80sqm each the P.O.S had to be located on the sides of the units due to the irregular shape of the site and dwelling layout as shown on the architectural plans.

A non-formal Pre DA meeting with Ryan Gardiner (town planner) on 14 July 22 was conducted with a response with no major non compliances and no reference issuing with the P.O.S, refer of appendix A (response from Ryan Gardiner).

The courtyard entry is from the living and dining area which connects to the alfresco. The front yard is achieved with the offset of the 1.8-meter fence towards James Street from the front boundary by 2.5 meters which will consist of trees and plants as per the landscape plan for privacy and aesthetics to the front street scape to not bring attachment to the fence.

The dwelling corresponds with the street scape as per the built dwelling on 110 James Street, punchbowl which is a dual occupancy like the irregular shape site we have, with the private open space towards the sides of the dwelling, refer of the image below of one of the units of 110 James Street, showing the P.O.S located on the sites of each unit.

Thus, we believe the local council of Punchbowl precinct could reasonably approved the proposal of the P.O.S in the manner and form submitted.



110 James Street, Punchbowl (floor plan of the P.O.S, and street view)

Attached dual occupancy

The proposed development is to be attached.

Sub-division

It is proposed to Torrens title sub-divide the subject allotment into two parcels of land. (Refer to sub-division plan)

Setbacks

*(Bankstown Development Control Plan 2015 - PART B1
RESIDENTIAL DEVELOPMENT)*

Setbacks to the primary and secondary road frontages

4.8 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and*
- (b) 6.5 metres for the second storey.*

4.9 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and*
- (b) 5.5 metres for a garage or carport that is attached to the building wall.*

Setbacks to the side boundary

4.10 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.

Front Setback our proposal achieves:

U1- Ground floor front setback:	5.5m
U2- Ground floor front setback:	5.5m
U1- Upper floor front setback:	6.69m
U2- Upper floor front setback:	6.69m

Side Setbacks our proposal achieves:

Unit 1

Ground floor setback:	0.9m
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First floor setback:	0.9m
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Unit 2

Ground floor setback:	0.9m
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First floor setback:	0.9m
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Therefore the side setbacks achieved on this development comply with council standards.

Bulk & Scale

The proposed building has been well articulated to avoid the box-shaped appearance. The front facade has been stepped and articulated in order to improve the appearance and reduce the bulk and scale of the proposed development. Different use of materials assists the bulk and scale of the development. Therefore the bulk and scale of the development complies with councils requirements

Building Height

Bankstown Local Environmental Plan 2015

Ridge height allowed	:	9.0m
U1 - Ridge height achieved:		7.19m
U2 - Ridge height achieved:		7.0m

Building materials

The proposed development will be mixture of rendered with paint finish and face brick. The external finishes are a combination of face brick cement render with paint finishes, face brick finish. The roof coverings will be of kliplok roof (refer to colour schedule and 3D perspectives). The finishes selected enable the proposal to match the streetscape character.

Car Parking / Storage and access

Each of the dwellings will require 2 car spaces being that they are considered to be large dwellings in size. Spaces are provided via access directly off James Street.

Unit 1:

Total bedrooms achieved:	3 bedrooms
Car spaces required:	2 spaces
Car spaces achieved:	2 spaces

Unit 2:

Total bedrooms achieved:	3 bedrooms
Car spaces required:	2 spaces
Car spaces achieved:	2 spaces

Solar access

(Refer to BASIX Certification)

SITE ANALYSIS

The design of the development produces minimal negative impact on adjoining developments and the neighbourhood. A site analysis has been prepared for assessment.

The site layout and building design considers existing characteristics, opportunities and constraints of the site and its surrounds.

SITE DRAINAGE

Refer to hydraulic and engineer's details and plans.

Landscaping

(Bankstown Development Control Plan 2015 - PART B1

RESIDENTIAL DEVELOPMENT)

4.33 Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dual occupancy.

4.34 Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species):

(a) a minimum 45% of the area between the dual occupancy and the primary road frontage; and

(b) a minimum 45% of the area between the dual occupancy and the secondary road frontage;

and (c) plant at least one 75 litre tree between the dual occupancy and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and

(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

FRONTAGE AREA – 155.0SQM

LANDSCAPE AREA ALLOWED – 62.0SQM

LANDSCAPE AREA ACHIEVED – 109.0SQM

Heritage

The subject site is not considered to be in a heritage conservation area.

PRIVACY

Privacy will not be of an issue as the setbacks of the proposal are within council setbacks. The proposed dwelling also complies with council building height regulations. Screening, by the use of landscaping and boundary fencing and frosted glass in windows are used in the design to maintain visual privacy between our site and adjoining dwellings.

Outlines

Water, sewer, electricity and telephone services sufficient to satisfy the anticipated demand by the future occupants of the proposal currently service the subject site. Therefore, the public utilities of the site appear to be satisfactory.

Storage

Each of the units has been provided with storage area under the stairs

Overshadowing

The site has North & South orientation; therefore shadows have been prepared and shows that the proposed development does not impact on the adjoining premises and the neighbouring properties achieve the minimum sunlight required (refer to shadow diagrams).

Stormwater

(Refer to the stormwater plans).

Summary

The proposal seeks to construct attached dual occupancy residential building. The proposal offers a high level of compliance and provides residences with a high level of amenity.

The proposal complies with all of the Council's technical design requirements and town planning objectives, and will have no significant adverse impact on any other adjoining or nearby properties.

The design, parking, traffic and drainage aspects of the proposed development have been considered and are satisfactorily seen.

The site can adequately accommodate the proposed development, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this Punchbowl precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Yours faithfully,

Peter Perras – Director

BDA Aust Accreditation No.6639

Design Practitioner Registration No.DEP0001985

B.Build.Const.Mngt. Lic.No.142914C, M.MBA, Dip.Arch.Draft, Cert.Arch.Model, Cert.Arch.Struct, M.BDAA7488.21

Appendix A

Michael Nuseir (Perras Design Group)

From: Duty Planner <DutyPlanner@cbccity.nsw.gov.au>
Sent: Thursday, 14 July 2022 10:16 AM
To: Michael Nuseir (Perras Design Group)
Subject: RE: 113 james street, punchbowl

Hi Michael,

I've had a look at the concept plan and there are no major non-compliances that I can see. The proposed development is capable of being supported by Council however this is subject to a full assessment as there are other controls that will need to be addressed (e.g. solar access, visual privacy etc.)

If you are happy with the current design I would go ahead and submit the plans, should there be any extra information or amendments to the plans required, the assigned assessing officer will contact you during the assessment period.

If you would like to access the plans and documents for the property of similar design at 110 James Street Punchbowl, I would suggest submitting an information request to Council through council@cbccity.nsw.gov.au. The DA number for this is DA-713/2015/1.

Kind Regards,



Ryan Gardiner - Town Planner
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From: Michael Nuseir (Perras Design Group) <michael@perrasdesigngroup.com.au>
Sent: Tuesday, 12 July 2022 5:05 PM
To: Duty Planner <DutyPlanner@cbccity.nsw.gov.au>