

STATEMENT OF ENVIRONMENTAL EFFECTS

**DEMOLITION TO EXISTING STRUCTURES & NEW PROPOSAL OF ATTACHED DUAL OCCUPANCY
WITH TORRENS TITLE SUBDIVISION.**

11 BROWNING STREET, EAST HILLS

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1. INTRODUCTION

1.1 Overview

This Statement of Environmental Effects (SEE) supports a Development Application (DA) to Bankstown City Council.

The proposed development demolition of existing structures and new proposal of attached dual occupancy with torrens title subdivision.

The site is Zoned R2 Low Density Residential as per Bankstown City Council's Local Environmental Plan 2015 and is permissible with consent.

This statement describes the proposed development and subject site in details and undertakes an assessment of the proposal against the relevant aims, objectives and development provisions of Council's LEP and DCP, and Section 79C (1) of the EPA Act.

1.2 Legislation, Environmental Planning Instruments and Policies to be Considered

This application has been prepared in the context of the following relevant and applicable policies:

- Bankstown City Council Local Environmental Plan (LEP) 2015
- Bankstown City Council Development Control Plan (DCP) 2015

1.3 Consent Authority

The consent authority for this application is Bankstown City Council.

2. THE SITE AND SURROUNDING SUBURBS

2.1 Local Context, The subject site and surroundings and Existing Development

The site is known as Lot 10 , DP26779. The subject site is in the suburb of East Hills and is in walking distance to local transport. Bus station is approx. 120m North on Lucas Road.

The site is currently occupied by a one storey cladded dwelling.

The surrounding area and allotments are primarily of single or double storey dwellings.



Images from <https://www.sixmaps.nsw.gov.au/>

3. DEVELOPMENT PROPOSAL

3.1 Objectives and Details of the Proposal

The objectives of this proposal are to provide additional residential development accommodation for families and for the elderly. The two (2) attached Dual-Occupancies facing the street can allow for growing families.

The proposal consists of the demolition of all existing structures, the removal of some trees, the construction of attached two (2) storey Dual-Occupancy with torrens title subdivision.

The development has been designed with the structures being constructed within the middle of the property which maximizes privacy to immediate neighbours.

The scale of the proposed development is designed to be compatible with the residential developments in the immediate vicinity. The proposed facade has been designed to complement the architectural character of the area and has been articulated to reduce the appearance of bulk.

The proposed development establishes a streetscape of scale and sense of enclosure appropriate with the area. The proposal provides unobtrusive and convenient vehicle access and parking.

The buildings have been stepped back to fit well within councils building envelope.

The proposed buildings provide a modern architectural expression with the use of massing, texture and colour.

The building elements lighter textures and materials. Segmentation through horizontal and vertical expression assists in reducing the visual mass of the elevations, particularly the front elevation

The proposed development provides reasonable space for landscaping, private open space and solar access.

SITE INFORMATION

SITE AREA **594.40m²**

UNIT 1

PROPOSED RESIDENCE G. FLOOR 67.67m²

BASEMENT 38.44m²

ALFRESCO 24.93m²

PROPOSED RESIDENCE F.FLOOR 56.58m²

TOTAL FLOOR AREA **124.25m²**

UNIT 2

PROPOSED RESIDENCE G. FLOOR 47.61m²

BASEMENT 30.84m²

ALFRESCO 31m²

PROPOSED RESIDENCE F.FLOOR 59.81m²

TOTAL FLOOR AREA **107.42m²**

FLOOR SPACE RATIO 39%

PERMEABILITY 45%

PRIVATE OPEN SPACE (POS) 80m²(MIN)

MAX BUILDING HEIGHT 7.110m

3.2

Subdivision

Torrens Title

3.3 Traffic and Car parking

The number of vehicles proposed to visit the site is not envisaged to result in any adverse impact upon the local road system by way of increased traffic from the site.

Vehicular access to the site is available from Browning Street, via separate proposed concrete driveways at the kerb.

The proposed access, exit and vehicle parking spaces have been designed

to comply with the requirements of AS 2890.1.

3.4 Waste Management

All waste management is to comply with – BANKSTOWN CITY COUNCIL'S WASTE MANAGEMENT REQUIREMENTS.

3.5 Solar Access

There will be little **Shadow** impact from the proposed development. The private courtyards of adjoining properties receive over 4hrs of sunlight in mid-winter.

All rooms contain windows to provide direct light and ventilation.

The proposed complies with Clause 15.10 **private open space** which requires the proposal to comply with Clause 14.2.2 which specifies “at least 50% of the minimum private open space area shall receive not less than 4 hours of direct Solar access between 9am and 3pm midwinter (21 June).” All private open space areas of the proposed dwellings and adjoining dwellings comply with this requirement.

3.6 Privacy

Privacy is of very little concern. All windows do not have direct view into adjoining properties living areas and private open space.

The privacy of the dwelling is protected by the setback, windows and landscaping. The proposed setbacks of the residence provided visual and acoustic privacy from adjoining dwelling.

The internal layouts of the dwellings have been designed to minimize overlooking of living areas and private open space.

The windows of the dwelling are located so they do not provide direct and close views into the windows of the adjoining properties.

3.7 Statutory Requirements

The site is not identified as being an Item of Heritage or within a Conservation Zone.

All design issues have been addressed, and it can be clearly seen that the development will in no way cause any environmental impacts on the neighbouring properties.

Landscaping, Parking & Access will be as per the plans submitted.

All dwellings comply and passes **BASIX**.

Generally, the proposed development fits in with and will not cause any undue problems with the surrounding developments and is in line with this locality's future planning and development objectives.

Context & Setting

The context and setting of the locality is described as a residential use environment.

The proposed development is consistent with the existing and desired future character of the locality.

In terms of immediate context, the proposal is considered to achieve a satisfactory relationship with surrounding development and does not introduce any unreasonable impacts by way of overlooking or overshadowing.

Access, Transport & Traffic

The proposed development is unlikely to result in any unreasonable safety or efficiency impacts on the local traffic network.

Public Domain

The proposed development is considered to provide a positive contribution to the public domain.

Utilities

The site is presently serviced by all necessary utilities.

Heritage

The proposed development does not result in any adverse heritage impacts.

Other Land Resources

The proposed development represents an efficient and economic use of land resources.

Water

The proposed development is unlikely to result in any water quality impacts.

Soils

The proposed development is affected by Acid Sulphate Class 5.

Air & Microclimate

The proposed development is unlikely to result in any air or microclimate impacts.

Flora and Fauna

The subject land has forms part of a highly urbanised environment. No threatened or endangered flora or fauna is likely to be affected by the proposed development.

Waste

The proposed development will generate waste only and the site provides adequate waste storage opportunity as address in this SEE.

Energy

The proposed development incorporates passive energy efficient design techniques.

Noise and Vibration

Notwithstanding the construction phase, the proposed development is unlikely to generate any unreasonable noise or vibration impacts. Construction related impacts can be reasonably controlled through conditions of Development Consent.

Natural Hazards

The subject site is not constrained by any natural hazards.

Technological Hazards

None present.

Safety, Security and Crime Prevention

The proposed development is considered acceptable with regard to this issue.

Social Impact in the Locality

The proposed development is unlikely to result in any adverse social impacts.

Economic Impact in the Locality

Having regard to the industrial nature of the proposed development, no significant economic impacts are expected.

Site Design and Internal Design

The site design and internal design have been assessed in detailed within this report. The proposal is considered to provide logical and appropriate responses to site and achieves a good level of land use efficiency.

Construction

Construction related impacts can be reasonably addressed through conditions of consent.

Cumulative Impacts

The proposed development is unlikely to result in any cumulative impacts.

(c) The suitability of the site for the development

Whilst it is the case that the subject site is zoned for the development, the design provides a sophisticated and appropriate response to that constraint. Additionally, local context analysis has demonstrated that the proposed development will not prejudice the orderly and economic development of adjoining lands and will not jeopardise good amenity outcomes arising from such future development.

(d) Any submissions made in accordance with this Act or the regulations

None at this stage.

(e) The public interest

There are no aspects of the proposed development which are considered to be inconsistent with the public interest.

4. CONCLUSION

The proposed development has been assessed against the long-term requirements of Bankstown City Council LEP and DCP. This Development is a form of development that is desirable.

The proposed development will have no significant adverse impact on any other adjoining or nearby properties.

The site can adequately accommodate the proposed development, which fits 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 Council could reasonably approve the proposed development in the manner and form submitted.