

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposal:

- 1 - Demolition of all existing structures**
- 2 - Torrens Title Subdivision into 2 proposed lots**
- 3 - Construction of a Two-Storey Attached Dual Occupancy Dwelling and Pools**
- 4 - Construction of two Secondary Dwellings – one on each subdivided lot**

@ 38 VIRGINIUS STREET, PADSTOW NSW

Prepared by



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PART A - GENERAL

Introduction

This Statement of Environmental Effects accompanies a Development Application to propose:

- 1. Demolition of all existing structures**
- 2. Torrens Title Subdivision into 2 proposed lots**
- 3. Construction of a Two-Storey Attached Dual Occupancy Dwelling with Pools**
- 4. Construction of two Secondary Dwellings one on each subdivided lot**

The proposal is shown in the drawings.

1.2 Details of Site

Address: 38 Virginius Road, Padstow NSW

Site Details: LOT 19
SEC. C
D.P. 1528

Site Area: 1011.7 m²

Zoning: R2 Low Density Residential (BLEP 2015)

The Proposed Site is affected under Environmentally Sensitive Area - Coastal Zone and Acid Sulfate Soils Assessment Guidelines and Acid Sulphate Soils, as per Acid Sulfate Planning Guidelines adopted by the department of Planning, Industry and Environment.

1.3 Objectives of the proposal

The objective is to propose:

- 1. Demolition of all existing structures**
- 2. Torrens Title Subdivision into 2 proposed lots**
- 3. Construction of a Two-Storey Attached Dual Occupancy Dwelling with Basements and Pools**
- 4. Construction of two Secondary Dwellings – one on each subdivided lot**

1.4 Methodology

The Statement of Environmental Effects has been assessed in accordance with Canterbury-Bankstown Council Design Guidelines and the relevant sections of the Bankstown DCP 2015 & LEP requirements.

1.5 Location map



Figure 1: Site Location

PART C - BANKSTOWN DCP 2015 DESIGN GUIDELINES

3.1 Checklist

• DUAL OCCUPANCY DWELLINGS

CHECKLIST AS PER REQUIREMENTS OF BANKSTOWN DCP 2015 DESIGN GUIDELINES - Chapter B1

	Required	Provided	Compliance
DESIGN GUIDELINES			
FSR	0.50:1 of total site area: Max. Allowable FSR = $0.5 \times 1012.9\text{m}^2 = 506\text{m}^2$	LOT 1 – 506 m ² LOT 2 – 506 m ² Total FSR = 253 m ² (43.9%)	YES
PRIVATE OPEN SPACE	Minimum 80m ² - Per Dwelling with a minimum dimension of 5M	LOT 1 – 80 m ² LOT 2 – 80 m ²	YES
DWELLING SETBACKS			
FRONT SETBACK	Primary frontage (to primary road) - 6.0M to Garage 5.5M to Ground Floor 6.5M to First Floor	LOT 1 MIN. 6.5 m to Porch MIN. 7.7 m to GF MIN. 7.7 m to FF LOT 2 MIN. 6.5 m to Porch MIN. 7.7 m to GF MIN. 6.5m to FF	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 MIN.0.95 m to GF & FF MIN. 0.95 m to Granny LOT 2 MIN. 0.95 m to GF & FF MIN. 0.95 m to Granny	YES
REAR SETBACK	-	LOT 1 MIN. 3.6 m to Granny LOT 2 MIN. 3.6 m to Granny	YES
WALL HEIGHT	Max. 7.0M for 0.9 Side Setback for House Max. 3.0M for Cabana	Wall height < 7m - Houses Wall height < 3m - Cabanas	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys provided	YES
	Max. 9.0M	Building height < 9M	YES
DESIGN ESSENTIALS CHECKLIST			
ROOF	-	7 degrees roof pitch for Houses 6 degrees roof pitch for Cabanas 18 degrees roof pitch for Secondary Dwelling Concrete roof tiles & Colorbond sheeting proposed.	YES

		All eaves as per BASIX	
FENCE TYPE	<i>Rear & side boundaries fencing 1.8M high</i>	Rear & side fencing to be 1.8M high	YES

3.2 Building Footprints

OBJECTIVES

The proposed house complies with the objectives of the building footprint, i.e.,

- To provide a variety of streetscapes that reflects the character of different precincts.
- To create an attractive and cohesive streetscape within local precincts.
- To maximize provision of solar access to dwellings.
- To minimise the impacts of development on neighbouring properties regarding view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

Variation to 3m wall Height For Secondary Dwellings:

We are seeking a variation for the wall height of the secondary dwellings. We are proposing 3.3m wall height due to the Flood level stated in the SSR. We have provided a bigger rear setback and we believe there will be no impact to the neighbouring properties and the characteristics of the street.

3.3 Performance Measures

FRONT SETBACKS

The proposed dwellings comply with the front setbacks, i.e.,

- Availability of direct vehicle access to the street,
- Proximity to open space areas,
- Setbacks:
 - **LOT 1**
 - Refer to compliance table
 - **LOT 2**
 - Refer to compliance table

REAR SETBACKS

- **LOT 1**
 - Refer to compliance table

SIDE SETBACKS

- **LOT 1**
 - Refer to compliance table
- **LOT 2**
 - Refer to compliance table

PART D - RESIDENTIAL CHARACTER

4.1 Residential character

The proposal is consistent with the existing residential character in regard to 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 houses.

4.2 Design features

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

4.3 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.

PART E - FLOOR SPACE

5.1 Development site - Objective

The site area is currently 1056.9 m².

After proposed **sub-division** into LOTS 1 & 2, site areas will be:

- LOT 1

- 506m²

- LOT 2

- 506 m²

Proposed new dwellings total **gross floor area (GFA)** is:

- LOT 1

- 247.6 m²

- LOT 2

- 247.6 m²

Proposed Granny Flats:

Lot 1

- 51.7

Lot 2

- 51.7

The proposal complies with Design guidelines and the relevant sections of the Bankstown DCP & LEP 2015 requirements.

5.2 Urban form - Objective

The proposed new dwelling satisfies the Objectives of Urban form due to the following:

- Front elevation is articulated with steps to main entry.
- The facade design and building footprint integrate into the overall building form and enhance the desired street character.
- Private open space is accessible from the living area.
- Private garden is adjacent to neighbouring yards.

5.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Bankstown DCP 2015 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

5.4 Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines for private open space of **80 m² per dwelling**.

- **LOTS 1 & 2**
 - Dwelling 1 = 80 m² with min. dimension of 5M**
 - Dwelling 2 = 80 m² with min. dimension of 5M**

5.5 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.

BASIX certificate indicating compliance with the Energy Requirements is attached.

PART F - URBAN DESIGN DETAILS

6.1 Significant landscapes

The site is not situated in an area of any significant landscape precincts. Proposed landscaping plan is as attached.

6.2 Energy Efficiency

Development proposal is compliant with the requirements of the BASIX certificate.

6.3 Garden Design and Fences

Rear and side boundaries; fencing shall generally be 1.8m high fence.

PART G - CONSTRUCTION AND SITE MANAGEMENT

7.1 Landscape Construction

Landscaping will be as per Council's requirements and as denoted on drawings with Area calculations.

7.2 Construction Management

Waste management plan and Erosion and Sediment Control plan details have been shown on the drawings. Site analysis plan is also shown in the drawings. Hours of operation will be as per Council requirements.

7.3 Building Services

All appliances will be as per the BASIX requirements. Clothes drying line and rainwater tank will be installed as per BASIX certificate.

PART H – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Bankstown DCP 2015.

Plans / Elevations submitted are substantially in accordance with the DCP requirements.

The proposed developments have required site setbacks and comply with the landscaped area requirements.

All care has been taken to ensure that the proposal positively contributes to the streetscape.

We therefore believe the proposal merits Council approval.