

**STATEMENT OF DESIGN AND  
ENVIRONMENTAL EFFECTS FOR**

**PROPOSED DUAL OCCUPANCY  
DEVELOPMENT**

**NO. 150 AUBURN ROAD**

**BIRRONG**

**N.S.W. 2143**

**LOT 1, DP 25979**

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## **HISTORY**

Until the late 1940's the area was small farms, open space and market gardens. The area became residential and was sub-divided not long after; housing was built around this time also.

## **CURRENT STATUS**

The site is currently zoned residential ( R2) which allows for detached dwellings and dual occupancy. It comes under the control of Residential Development Control Plan 2015, Part B1 Residential Development Bankstown Local Environmental Plan 2015. Which is now part of Canterbury Bankstown City Council.

## **LOCATION**

The site address No 150 Auburn Road Birrong, Lot 1 DP 25979 .It is located close to neighbourhood shops and is within walking distance to primary and high schools. Birrong and Yagoona shopping centres are nearby.

## **CURRENT MARKETS**

People's needs are continually changing In Sydney and the need for alternative forms of housing need to be provided as the population is increasing so is the need for housing. The growth of Sydney must be contained and to do this to an urban consolidation is required. Medium density housing is part of the strategy; this type of housing will now and in the future be a major component in the residential environment. Planned and designed well, this type of housing can provide high quality living at an affordable price.

**LOCATION MAP**

### **THE PROPOSAL**

The proposal is for an attached dual occupancy. The site irregular in shape with an East West orientation. The site has a slight fall to the rear and is bordered by Auburn Road to the East, residential property to the South which has a single storey residence on it. To the West and North a council reserve is located which offers open space and views .

The Duplex addresses the street to provide a uniform streetscape. Interest is brought to the façade by various roof and wall treatments. The first floor steps back from the ground floor to make an effective break. All units will be totally secured with each having full security features. Large courtyards more than meet the requirement of 80m<sup>2</sup> with both hard and soft landscape features provided. After careful consideration to the location of the buildings on site and with regard to the position of trees a layout has been provided. Garage and car space have been provided with a sitting room nearby and front entry adjacent. Laundry and W.C. are centrally located all with natural ventilation. Large living and dining areas open out to large al fresco areas. The first floor has four bedrooms plus sitting room. The master bedroom has an ensuite and walk in robe , while the other bedroom has a shared bathroom .Balconies are provided front and back to optimize views and aspect. The dwellings will be contemporary with facebrick walls, concrete tiled roof and alluminium windows and sliding doors. All dwellings have been energy rated under the B.A.S.I.X. system with all requirements being met.

### **FLOOR SPACE**

The site area is 730m<sup>2</sup> and a floor space of .50:1 allowed which is 365.69m<sup>2</sup> and has been complied with

### **LANDSCAPED AREA**

Both courtyards are in excess of the 80m<sup>2</sup> requirement. Existing vegetation is to be retained where possible. The site is irregular in shape and a number of alternatives were examined prior to formalization of the design .It must be noted that more than 50% of the courtyards receive more that the required three hours of sunshine. Adjoining open space or private landscaped areas have not been lessened by the development.

**SETBACKS**

Front Setbacks to Auburn Road comply with a 9.1m setback to the ground floor and 11m to the first floor. The building has a staggered setback to the front boundary. Side boundaries comply with a minimum of .900mm. and 1.3m. The North and West boundaries are bordered by council reserve. The building is approximately 13m and 14.4m to the rear boundary.

**CAR PARKING**

Both dwellings have single garages and car space. All parking will be provided on site.

**BUILDING HEIGHT**

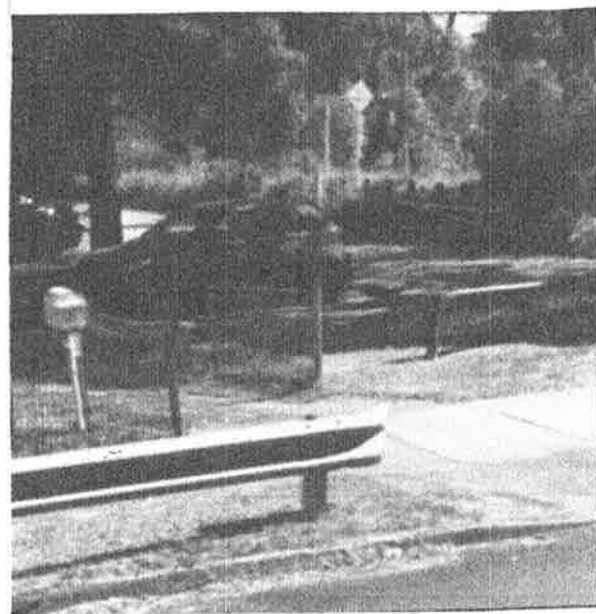
The proposed duplex has a maximum height of two storeys with a wall and roof height that comply with council requirements.

**SOCIAL CONTEXT**

The site is located in Birrong in the city of Canterbury Bankstown. Local shops are nearby, bus transport and Birrong and Yagoona Shopping Centre along with rail transport is within walking distance. Parks and playing fields are nearby.. Parks and playing fields are nearby. Medical and entertainment facilities are a short drive away.

5.

**PHOTOPGRAPHS OF SITE**



**SITE CONTEXT**

All buildings within close proximity to the site are residential and a mixture of single and two storey. As most new housing in the area is two storeys, the proposed development will be compatible and in keeping with similar residential developments in both height and scale in the surrounding area.

**TOPOGRAPHY**

The site has a slight fall from East to West rear of the site. This makes for easy vehicle and pedestrian use of the site.

**STORMWATER DRAINAGE**

Stormwater drainage will be taken to the drainage system and to all council requirements.

**VEGETATION**

There are a number of trees on the site. After looking at a number of layouts, the current layout was formalised. A number of trees have been retained and for those removed new planting will be provided. Please refer to the detailed Landscape Plan.

**VIEWS AND VISTAS**

There are some views from the site. Primarily to the open space or council reserve at the rear of the site.

**NOISE AND PRIVACY**

There is some noise from Auburn Road Birrong. Dwellings have been well set back from the street to allow for landscaping. Party walls have been designed to comply with fire and acoustic requirements.

**TRAFFIC**

Traffic from the sight will not be increased greatly by two attached dwellings. The attached dwellings have a garage and car space.

**HERITAGE**

There are no items of heritage significance on the site.



**SERVICES**

All current service utilities are available to the site, electricity, gas, water and sewerage. Storm water drainage will be taken to Auburn Road and connected to Council's Stormwater Disposal system.

**SITE FACILITIES**

Garbage and re-cycling bins will be provided for each dwelling and stored in the rear courtyards and brought out on collection day. A drying area is provided for each dwelling and it receives the required amount of sunshine.

**ENVIRONMENTAL-ENERGY EFFICIENCY****SUN ACCESS**

Courtyards for the Dual Occupancy received the required 3 hours of sunshine on the equinox. The adjoining dwellings also maintain their required level of sunshine. With regard to the living rooms of the proposed dwellings they receive 3 hours of sunshine on the 21st June. The living rooms on the adjacent properties have not had their sunshine diminished on the 21st June.

**ENERGY MINIMISATION**

Solar, gas and electricity is available to both dwellings. Water will be taken directly from the mains, sewage will be taken to the boards main. Dwellings have been designed to cater for cross ventilation. Windows have been designed to cater for sun control. All dwellings have been rated under the B.A.S.I.X. system and all requirements met.

**SUB-DIVISION**

It is proposed to sub-divide the property of 730m<sup>2</sup> into two blocks of 390.04m<sup>2</sup> and 340m<sup>2</sup> each with Torrens title sub-division.

8.

**CALCULATIONS**

**SITE AREA =** **= 730m<sup>2</sup>**

**SUB DIVISION**

**TORRENS TITLE**

**LOT A** **= 340m<sup>2</sup>**

**LOT B** **= 390m<sup>2</sup>**

**TOTAL** **= 730m<sup>2</sup>**

**BUILDING AREA**

**Dwelling A Ground floor** **= 83m<sup>2</sup>**

**Dwelling A First Floor** **= 87.45m<sup>2</sup>**

**TOTAL AREA (minus garage)** **=170.45m<sup>2</sup>**

**Dwelling B Ground Floor** **= 95.14m<sup>2</sup>**

**Dwelling B First Floor** **= 100.1m<sup>2</sup>**

**TOTAL AREA (minus garage)** **= 195.24m<sup>2</sup>**

**TOTAL LIVING AREA A +B** **=365.69m<sup>2</sup>**

**FLOOR SPACE RATIO** **= .50%**

**CAR PARKING REQUIREMENTS**

2 spaces for each three bedroom dwelling or more .

2 Dwellings X 2 spaces = 4 spaces required

= 4 spaces provided

9.

**COURTYARD AREAS**

Lot A = 93.78m<sup>2</sup>

Lot B = 117.3m<sup>2</sup>

## **CONCLUSION**

Two attached dwellings and two secondary dwellings have been provided in the form of a dual occupancy development. It has been designed in accordance with part B1 Residential Zones of Bankstown Development Control Plan 2015 and Bankstown Local Environmental Plan.

- The site complies with the minimum site area of 500m<sup>2</sup> with an area of 730 m<sup>2</sup>.
- The site width at the building linewidth of 15 m at the building line complies.
- Wall height does exceed the 7m requirement and the building height does not exceed 9m.
- The development is 2 storeys in height.
- Setbacks to the side boundaries do not encroach on the minimum 900m requirement and 450mm for eaves and gutters.
- A 9.1 metre setback is provided to the Primary frontage which complies.
- The urban design has been taken into consideration; with the dwellings addressing both streets. The architectural elements compliment the old and new dwellings in the area. Front porch and doors face the street with garages not dominating the façade.
- Each dwelling has been designed to maximize the benefits of passive solar design and natural ventilation.
- Overshadowing has been minimized on neighbouring properties.
- Courtyard areas receive the required sunlight on the equinox and open space areas adjoining the development have not had their solar access decreased.
- Living areas receive 3 hours of sunlight on June 21<sup>st</sup> on the adjoining properties and proposed development.
- Both dwellings have been rated with the B.A.S.I.X. system and all requirements met.
- Acoustic and visual privacy have been provided with the development to adjoining properties.
- Courtyard areas are far greater than the 80m<sup>2</sup> requirement.
- Car parking meets the requirement of 2 spaces per dwelling.

Parks, shopping centre's, schools, transport, hospitals and community clubs are nearby , providing residents with a close association with the local area.

We request the council approve this application as it fulfills the state governments' general policy of increasing the density of residential areas while protecting the amenity of the area and providing housing choice.