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STATEMENT OF ENVIRONMENTAL EFFECTS

05 SEPTEMBER 2022

DEVELOPMENT APPLICATION PROPOSED ATTACHED DUAL OCCUPANCY

**17 ILLAWONG CRESCENT,
GREENACRE**

LOT 6 DP 31054



Image 1 – Proposed Front Elevation

1. INTRODUCTION

This environmental effects statement is submitted to Canterbury/ Bankstown Council in support of a development application 17 Illawong Crescent, Greenacre. The DA seeks approval for demolition of existing; proposed attached dual occupancy construction; proposed terrace for each dwelling; proposed front fence 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 assess 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 17 Illawong Crescent, Greenacre
(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 parking spots per dwelling (2 covered, 1 covered)
- Provide bedroom, bathroom, laundry, kitchen, living and dining.
- Provide covered outdoor living space/terrace/BBQ area.
- Provide cabana (Dwelling A)

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 17 Illawong Crescent, Greenacre and overlooks Illawong Crescent at the front. The site is also known as Lot 6 in DP 31054 with a site area of 708.7m² and a frontage of 21.195 meters. There is a gradual slope from east to west (rear to front) of approximately 2m.



Image 2 – Aerial Location Map

Currently on site is one single cladded residence which is proposed to be demolished.

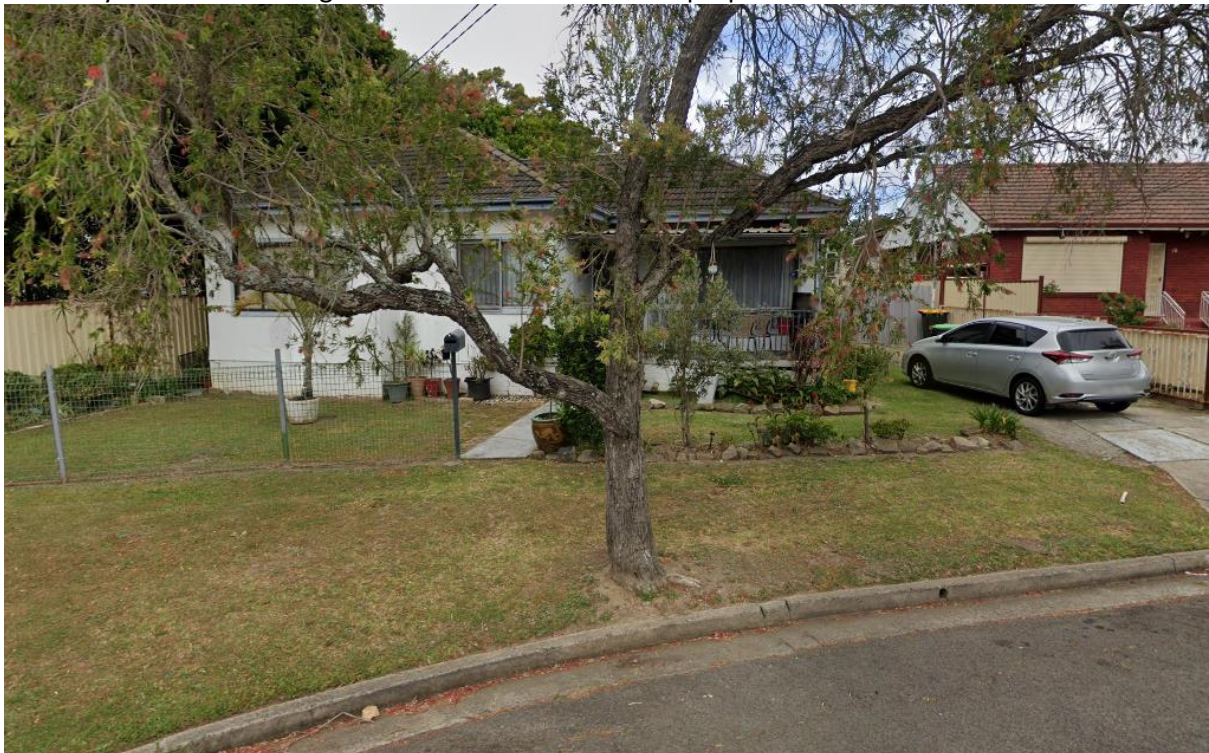


Image 3 – Existing House Streetscape

Adjoining sites

The Southern property No.16 is a single brick residence with tilted roof.



Image 4 – No.10 Terry St, Greenacre

The Northern neighbour, is Northcote Public Park.



Image 5 – No.14 and 14A Terry St, Greenacre

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
COMPLIANCE TABLE**

Land Zoning: R2 - Low Density Residential
Site Area: 708.7 m²

Compliance Table: Dwelling A				Compliance Table: Dwelling B			
Proposed Site Area:		400 m ²		Proposed Site Area:		308.7 m ²	
STANDARD	REQUIREMENTS	PROVIDED	COMPLIES	STANDARD	REQUIREMENTS	PROVIDED	COMPLIES
Max GFA (m ²):	200 m ² (0.5:1 of lot 400m ²)	Ground Floor - 90 m ² First Floor - 110 m ² Total GFA - 200 m ²	YES	Max GFA (m ²):	154.35 m ² (0.5:1 of lot 400m ²)	Ground Floor - 66.5 m ² First Floor - 87.5 m ² Total GFA - 154 m ²	YES
Front Setbacks:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m	YES	Front Setbacks:	Ground Floor - 5.5m First Floor - 6.5m	Ground Floor - 5.5m First Floor - 6.5m	YES
Side Setbacks:	0.9m - Less than 7m Wall Height 1.5m - Greater than 7m Wall Height	GF - 0.9m FF - 0.9m	YES	Side Setbacks:	0.9m - Less than 7m Wall Height 1.5m - Greater than 7m Wall Height	GF - 0.9m FF - 0.9m	YES
Maximum Building Height:	9m Maximum Building Height. 7m Maximum Wall Height.	7m Wall Height	YES	Maximum Building Height:	9m Maximum Building Height. 7m Maximum Wall Height.	7m Wall Height	YES
Total Minimum Landscape:	45% of the lot area between dual occupancy and primary road frontage (23.4m ²). Requires 19.35m ² .	24 m ²	YES	Total Minimum Landscape:	45% of the lot area between dual occupancy and primary road frontage (90m ²). Requires 40.5m ² .	60.7 m ²	YES
Private Open Space:	80m ² P.O.S per Dwelling, with minimum 5m width.	104 m ²	YES	Private Open Space:	80m ² P.O.S per Dwelling, with minimum 5m width.	80 m ²	YES
Total Car Parking Space:	At least 1 car parking space per dwelling. With 6m setback from primary road.	2 car parking space	YES	Total Car Parking Space:	At least 1 car parking space per dwelling. With 6m setback from primary road.	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 354m² for both dwellings A and B. Given that the site area is known to be 708.7m².

The subdivision is irregular in shape due to the site configuration. Therefore each proposed duplex demonstrates different site areas, however is still 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 East. Solar access is provided to living rooms, dining rooms and kitchens with full height window to living rooms.

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.

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 designed 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 17 Illawong Crescent, Greenacre 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 complies 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 inhabitant'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.