STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DUAL OCCUPANCY
50 RUSSELL STREET GREENACRE NSW 2190

A. Details of Proposal

The proposal is for an attached dual occupancy at 50 Russell Street Greenacre comprised of two lots over two levels.

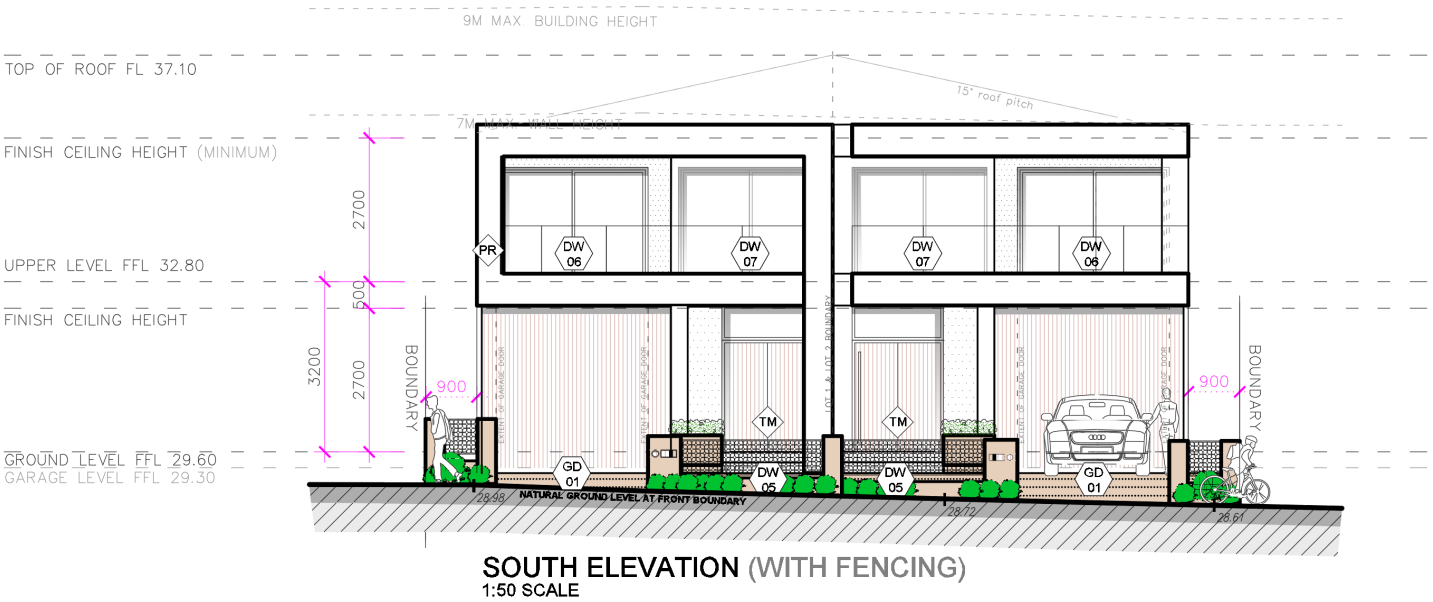

Figure 1: The front façade of the dual occupancy showing the overall traditional form of the development, in keeping with the style of neighbouring dwellings.

B. Site suitability

The proposed dual occupancy is within an area with single storey, double storey and duplex residential dwellings, therefore the proposed is suited to the area, both in terms of proposed use of the site and in terms of streetscape visual appeal. The site has a general slope to the front with a 1m natural ground height difference from the front to the rear of the proposed and a 0.1m height difference along the width of the site. The site slope can be considered moderate and not a limitation to building design.

C. Present and Previous Uses

The site has always been residential in terms of zoning and use, currently with a two level residence comprising of 4 bedrooms on the property. There is also a garage structure at the rear yard area of the site.

There was no known contamination of the site as far as we are aware.

D. Development Standards

Site Area
The total site area is 725.4m^2

Floor Space Ratio (FSR)
The total FSR of the site is 181.3m^2 for each dwelling, with the proposed calculated area for each dwelling at 181m^2

E. Design Guidelines

Streetscape
As mentioned above the traditional design of the built dual occupancy is in keeping with surrounding dwellings. Some feature walls at the front façade making use of a feature colour in warm neutral tones will add to the ability of the proposed to blend in with similar dwellings on the street.

Figure 2: The existing streetscape showing the range of dwelling types along Russell Street Greenacre

Context & Character
Again the varied mix of dwelling density of the area, located on a fairly significant street (in terms of width of the street and subsequent distance between dwellings is ideally suited) as well as the generally traditional character of dwellings allows the proposed to not be in conflict with the context and character of neighbouring development.

Setbacks
The proposed design of the dwellings are in strict adherence with setback requirements both at the front, rear and sides in relation to the boundaries of the site.

Figure 3: The rear of the site showing all structures present at the property and of the adjacent neighoburs.

Building Envelope and Fences
A front boundary brick fence on either side of the proposed driveways with a height of no more than 1.8m. The fence will be of brick construction with a paint and render finish similar to match the dwelling. Similar design fencing along the side boundary of the front yard is also proposed to replace the existing colorbond fence currently there on the Eastern side.

F. General Accessibility

The approved and constructed access is via the front driveway for both vehicular and on foot accessibility.

I. Privacy, Views and Sunlight

Visual Privacy
Considerable effort was made to provide adequate visual privacy to all neighbours via screening to the rear verandah areas, both at the ground floor and first floor level. This ensured that adequate amenity is ensured for all.

Acoustic Privacy
The proposed dual occupancy makes extensive use of screening at the rear ground floor covered verandah, which has solid side privacy screen blocking out most noise from this source. All first floor verandahs at the rear of the first floor are coming off bedrooms which will limit their practical use in terms of activity that can generate any acoustic issues of concern.

Views
There is no view loss given the limitation of only a relatively small first floor footprints with no significant views of note in any specific direction impacted.

Overshadowing
Given that orientation of the dwelling most shadows tend to fall towards Russell Street, the front yard area and to the sides to some degree. This ensures that the rear yard areas of all neighbours are shadow free, with the relatively small and forward facing first floor massing helping reduce shadow here.

J. Drainage

The proposed storm water design takes advantage of the natural slope of the site towards the street with rainwater tanks at the rear of the dwellings and any possible overflow directed to the existing service at the street.
Please refer to the provided concept storm water plans.

K. Design Guidelines

The proposed design is in keeping with the required LEP & DCP requirements as described below:

LEP & DCP Controls	Requirement	Provided
Min Lot Size	500m² & 15m frontage	725.4m² & 15.45m frontage
FSR	0.5:1 (362.7m²)	0.5:1 (362m²)
Setbacks	5.5m & 6.5m front, 0.9m side	5.5m & 6.5m front, 0.9m side
Maximum Building Height	9m	7.85m (Top of roof)
Maximum Wall Height	7m @ 0.9m side setback	7m @ 0.9m side setback
Solar Access	3 Hours	> 3 Hours
Private Open Space	80m² per dwelling	138m² per dwelling
Landscaped Area	min 45% of frontage	46m² total & 53% of frontage

L. Erosion & Sediment Control

As indicated on the site plan, a silt barrier fence will be erected along the northern and Easter boundary to contain any possible sediment as a result of the construction work.

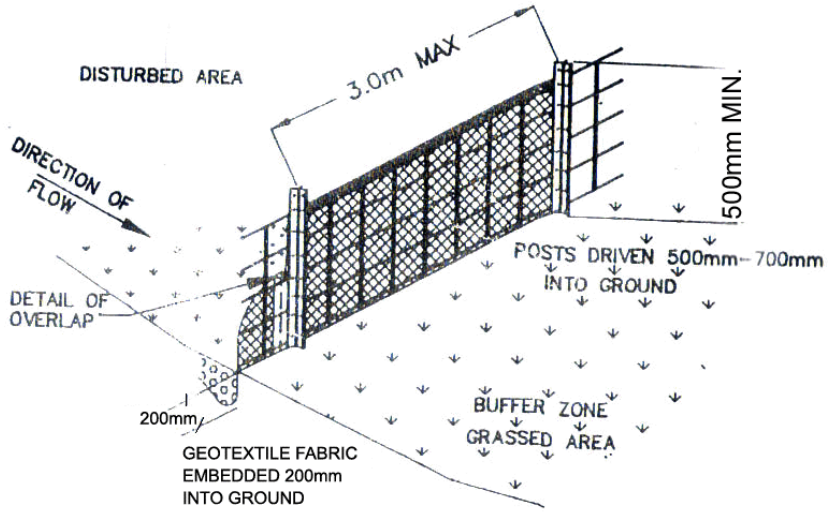

Figure 4: Silt Barier fence to be used for sediment control

M. Ecological Sustainable Development

Sun Control
The design of the dwellings relative to the orientation of the sun, ensures that none of the openings are exposed to the sun when not required, therefore there is adequate screening for all of the windows which are North facing.

Natural Ventilation
The dual occupancy is designed to take advantage of cross ventilation, given the location of windows within the building.

Noise
As stated, noise levels will be to a minimum given that there are only verandahs at the first floor level accessible via bedrooms and not living areas.

Waste and Recycling
All residential waste will be placed in the existing green, red and yellow lidded rubbish bins for waste collection.

In terms of building waste materials, all waste will be placed in the skip bin as noted on the Site Plan drawing labeled “temporary waste disposal bin”.

Clear access to the site is via the front driveway, with the temporary waste disposal bin located on the front yard near the driveway.

Silt barrier fence will ensure control of access to the site during construction and also contain waste debris to within the construction site area.

BASIX
Please refer to the BASIX Certificate submitted with this proposal.

N. Site Management

Site Plan provided showing the provisions made during the construction.

Subdivision.

Please refer to the Subdivision Plans and Administration Sheets provided.