

LOGICO HOMES PTY LIMITED

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED NEW RESIDENCE IN CANTERBURY-BANKSTOWN COUNCIL AT LOT 30,
NO. 22 PARKVIEW AVE PICNIC POINT 2113



DATED 1 DECEMBER 2022

Contents

1. Introduction	2
2. Site Information	2
3. Bushfire.....	4
4. Existing Vegetation & Tree Removal.....	4
5. Present and Previous Uses.....	4
6. Proposed Development	5
7. Impact of the Development	5
8. Privacy, Views & Overshadowing.....	6
9. Drainage, Soil and Water	6
10. Heritage	6
11. General DCP Summary.....	7
12. Energy Efficiency.....	8
13. Land Contamination.....	8
14. Demolition.....	8
15. Erosion and Sedimentation Control	8
16. Site Management	8
17. Ecological Sustainable Development.....	9
18. Conclusion.....	9

1. Introduction

This Statement of Environmental Effects (SOEE) is submitted to Canterbury-Bankstown City Council in support of a Development Application (DA) for the demolition of the existing dwelling, demolition of existing adjacent structures, permit to remove existing trees and the construction of a new double storey dwelling with double garage, detached cabana and detached workshop. This SOEE provides a detailed description of the site and the proposed new residential dwelling.

2. Site Information

- **Address:** 22 Parkview Avenue, Picnic Point, NSW, 2113
- **Lot:** 30
- **Deposited Plan:** DP28103

The subject property is zoned R2 Low Density Residential. The proposed development is permissible under this zoning. Access to the site is found on Parkview Avenue (see Figure 1).



The site currently has an existing single storey brick residence with tiled roof and separate structures located to the rear.

The site is 809.40m² in size and faces South. The rear of the lot faces North. Neighbouring lots to the North, East and West side of the subject lot also have existing dwellings which are tenanted (See below Figures 3 & 4).



Figure 3



Figure 4

3. Bushfire

The land is Bushfire prone land with a BAL 12.5 bushfire rating to all elevations. Please refer to the Bushfire Assessment Report: 22 Parkview Avenue Picnic Point NSW 2213 prepared by Scott Jarvis from Sydney Bushfire Consultants on the 25th of July 2022. The home has been designed in accordance with the BAL 12.5 bushfire requirements.

4. Existing Vegetation & Tree Removal

A permit is requested for the demolition and removal of the two existing trees located adjacent the western boundary (refer to Figure 5).

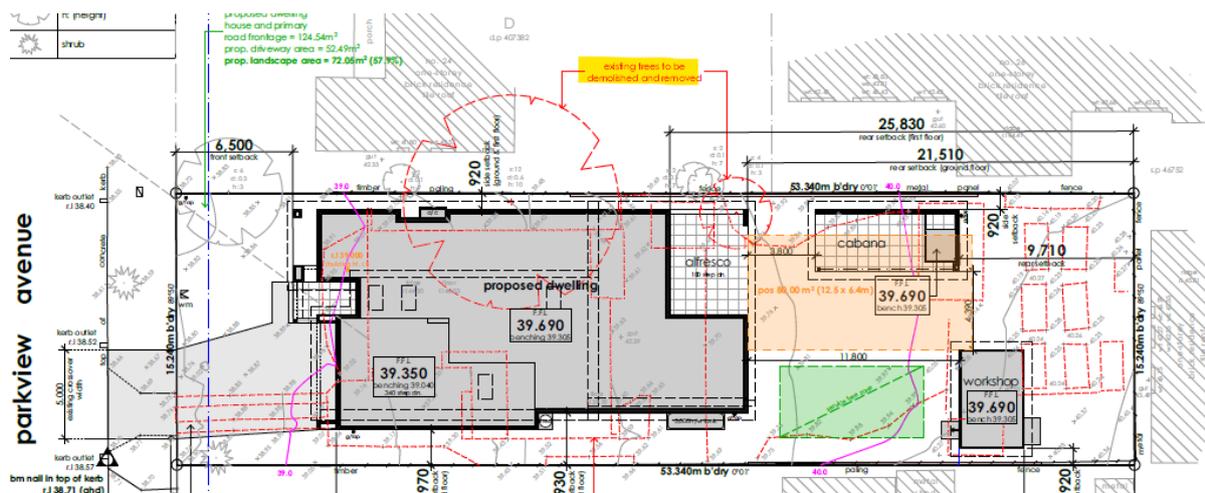


Figure 5

5. Present and Previous Uses

The subject property features an existing single storey brick residence along with detached structures located to the rear. The proposed development includes demolition of all existing structures.

6. Proposed Development

The proposed development is to construct a new double storey brick veneer home with a double garage as well as a detached cabana and workshop located to the rear of the lot.

The proposed design is a contemporary home which is in keeping with recently built homes in the area and is well adapted to the development. Furthermore, the proposed dwelling complies with the required setbacks and window placement ensuring there are no negative effects on adjoining sites.

The proposed double storey dwelling consists of informal and formal areas, 5 bedrooms, double lock-up garage, detached cabana and workshop. The integrated design is well articulated, therefore minimizing the bulk and scale of the proposed development. Material finishes such as selected Colorbond roof sheeting, Hardies Scyon Stria cladding, rendered brickwork and selected face brickwork are in keeping with the design trends in the area. The overall appearance of the proposal is comparable to other developments in the locality.

7. Impact of the Development

The proposal has no social or economic impact on the locality.

The setback to the front of the dwelling will have a minimum impact on the streetscape given access is from the street.

The slab on ground construction will result in minimal disturbance to the natural slope of the land. Stormwater will be conveyed to the respective proposed rainwater tank with the overflow directed to the street in accordance with council requirements.

8. Privacy, Views & Overshadowing

The home will have a finished floor level of FFL 39.690. The garage will have a finished floor level of FFL 39.350. The dwelling has a ridge height of FRL 47.086 (8.086m above natural ground level). The detached cabana and workshop will both have a finished floor level of FFL 39.690 and ridge height of FRL 43.311 respectively. Furthermore, with the establishment of a common boundary fence, there will be no invasion of privacy to any of the neighboring properties.

It is forecast that there will be some overshadowing to the neighbouring lots situated to the West between 8am to 10am as at 21 June. It is also forecast that there will be some overshadowing to the neighbouring lots situated to the East between 2pm to 4pm as at 21 June. Shadowing information can be found on page 6-8 of the DA plans.

9. Drainage, Soil and Water

The proposed development will have a 5000-litre water tank with a stormwater overflow which will be connected to the street located at the front of the property.

10. Heritage

The proposed dwelling is not a heritage item or located within a heritage conservation zone.

11. General DCP Summary

Pursuant to section 97C (1) of the Environmental Planning & Assessment Amendment Act 1979 of the following heads of consideration apply:-

a. Relevant Planning Instruments:

The premise is situated in area zoned under Canterbury-Bankstown council and construction of a dwelling is permissible in this zoning, with council consent. Compliance with the Bankstown Development Control Plan 2015 is summarized in the following table:-

Issue	Council Requirements	Comment
Front Setback (m)	5.5m (Ground Floor) 6.5m (First Floor)	Complies
Side Setback (m)	0.9m for portion of building wall that has a wall height less than or equal to 7m. 1.5m for portion of the building wall that has a wall height of greater than 7m.	Complies
Car Space	At least one covered car parking space for weather protection.	Complies
Private Open Space	Provide a minimum 80m ² of private open space behind the front building line with a minimum width of 5m.	Complies
Solar Access	A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm	Complies
Height Limit	Must ensure that the wall height does not exceed 7 metres and the building height does not exceed 9 metres.	Complies
Soft Landscape Area	(a) a minimum 45% of the area between the dwelling house and the primary road frontage; (b) a minimum 45% of the area between the dwelling house and the secondary road frontage; (c) plant at least one 75 litre tree between the dwelling and the primary road frontage; and (d) for development in the foreshore protection area plant native trees with a mature height greater than 12m adjacent to the waterbody.	Complies

12. Energy Efficiency

The proposed dwelling complies with the Building Sustainability index (BASIX) requirements.

13. Land Contamination

The site does not contain any known contamination that we are aware of.

14. Demolition

This development application proposes demolition of the existing dwelling, all adjacent structures and nominated trees as specified per Section 4 of the SOEE. Please also refer to details on the Waste Management Plan for further details.

15. Erosion and Sedimentation Control

The main dwelling will have maximum cut of 495mm and a maximum fill of 345mm. The cabana will have a maximum cut of 745mm and the workshop will have a maximum cut of 995mm, all of which will be contained within the site. Erosion and Sediment control measures will be put in place and maintained throughout the construction of the dwelling. As per Waste Management Plan, there will be stockpile to contain rubbish and trade waste bin. The sediment controls shall comply with Canterbury-Bankstown City Council requirements.

16. Site Management

Refer to the Waste Management Plan for further details of site management. There are no natural water courses on the site. The proposed dwelling will not affect overland flow paths.

17. Ecological Sustainable Development

The proposed dwelling demonstrates cross flow ventilation throughout the dwelling. The home will include installation of a 6-star Gas hot water system in order to comply with BASIX requirements. The proposed development will have a 5000L water tank with an overflow to the street. Water from this tank will be used for flushing toilets, laundry washing machine and garden taps. The proposal meets the NSW BASIX policy that relates to Water, Thermal Comfort and Energy requirements.

18. Conclusion

This proposal to demolish existing single storey dwelling and adjacent structures, removal to certain trees located on the Western boundary and construction of a new and contemporary double storey dwelling with a detached cabana and workshop is compliant with council guidelines. This proposal is in keeping with the surrounding area and does not affect any adjoining properties or the surrounding natural environment.