



Proposed Residential Development - Dual Occupancy
103 TOWER STREET, PANANIA NSW 2213

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Demolition of Existing Structure

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Torrens Title Subdivision

Council: City of Canterbury Bankstown

STATEMENT OF ENVIRONMENTAL EFFECTS

Client: Anthony Challita

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by NL Consultants Pty Ltd at the request of the property owner Anthony Challita to accompany a development application to City of Canterbury Bankstown Council (the "Council") for demolition of existing structures, retaining the inground swimming pool and construction of a two-storey attached dual occupancy and, Torrens Title subdivision.

The site is legally identified as 103 Tower Street, Panania NSW 2213, Lot 5 in DP27642 and is zoned R2 - Low Density Residential pursuant to Bankstown Local Environmental Plan 2015 (BLEP 2015). Land Zoning Map 3 in conjunction with the enabling provisions of Clause 2.3 of the Bankstown Local Environmental Plan (BLEP 2015) permits dual occupancy residential dwellings on the subject site.

This document has been prepared pursuant to Section 79C of the Act and reviews the applicable environmental planning instruments and development control plans that apply to the subject property.

The application is to be supported by a range of plans and reports demonstrating that the proposal is acceptable in terms of hydraulic design; accessibility, overshadowing and adaptability; BASIX and materials and finishes.

This statement concludes that the proposed development is suitable for the site and is unlikely to create any detrimental environmental impact upon the surrounding locality. The relevant documentation supporting this statement will be provided with the development application package. The site can be developed within the parameters identified within this Statement of Environmental Effects.

Therefore, it is with confidence that the subject development application is submitted to Council for favourable determination.

2. DESCRIPTION OF SITE & SURROUNDS

The subject sites are legally identified as:

103 Tower Street, Panania NSW 2213, Lot 5 in DP27642

The site currently contains an existing single-story dwelling. The dwelling is in the central portion of the site and is directly accessed via a driveway on Tower Street. The site also has a rear lane way, Clarke Lane. No driveway access is proposed from the lane way.

The proposed site is made up of one allotment and comprises a total area of 628.6m² with a 15.545m frontage to Tower Street at the building line.

A number of small shrubs are scattered across the site. There are no trees within the site. There is a minor tree on the council verge fronting the dwelling which is proposed to be removed and replaced.

A power poles is situated along the north eastern boundary on the council reserve. The design has considered it and the driveway shall be clear of the power pole. No council stormwater pits are fronting or potentially blocking any accesses.

The site does not contain any easements.

The site has a slope from the rear boundary to the street. It is proposed that the site's stormwater would be discharge to the kerb line.



Figure 1: Location of the proposed development aerial (Near Maps 2023)

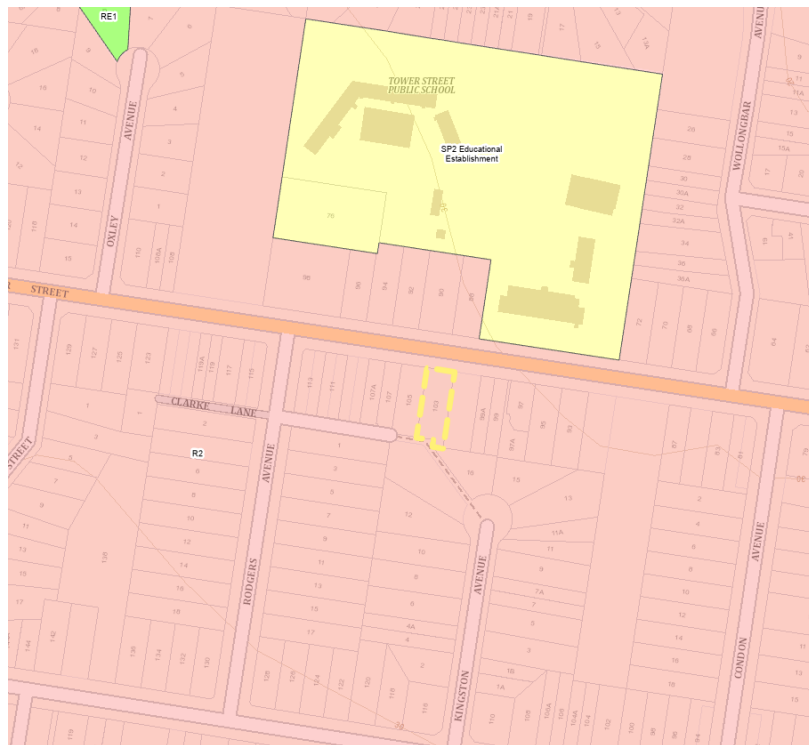


Figure: 2: Location of the proposed development aerial (Planning Portal)

The area surrounding the site comprises a mixture of similar low density residential properties containing detached dwellings constructed predominantly during the 1960's, new dwellings and attached dual occupancy dwellings.

The neighboring dwellings to the east are two-story dual occupancy and a single story dwelling to the east of the proposed development site.

3. DESCRIPTION OF PROPOSAL

A development application is submitted for the following:

The proposal seeks to demolish the existing single storey dwelling and retain the existing inground swimming pool.

The design process began with an assessment of the requirements of Council via the planning policies. These policies are the Bankstown Development Control Plan (BDCP 2015) and the Bankstown Local Environmental Plan (BLEP 2015).

The design process continued with an assessment of the site characteristics and an examination of the inherent features of the site as well as the surrounding development. The site analysis evaluated the topography of the site, orientation, adjoining features, adjoining structures, existing landscape and vegetation.

The provision of two new vehicular cross-overs (VFC) to Tower Street would necessitate the removal of the existing redundant VFC within the existing allotments.

The scope of the proposed development would also necessitate the removal of all existing site shrubs which will be replaced with embellished landscaping to be provided as part of a future landscape plan and consent condition.

The development would involve excavation works to facilitate the concrete slab and the two storey dual occupancy dwelling to the existing levels in the bounds of the BDCP 2015.

The development consists of development of proposed two-storey attached dual occupancy, Torrens Title subdivision and demolition of existing structures as per the DCP and LEP.

The dual occupancy is consistent with the local streetscape. Each unit of the attached dual occupancy incorporates four bedrooms on the first floor level, with ensuite, and bathroom. The ground floor level consists of living, kitchen, laundry, powder room, guest bedroom with ensuite and one family/dining which opens to an alfresco area.

The architectural design of the structure integrates a number of recesses which complement the land shape. Furthermore, the recesses project into the facades to articulate the overall mass, reducing bulk and scale of the development. The objective of reducing the bulk of the building is achieved by the incorporation of the creative roof profiles with balconies in order to minimise the overall height and scale of the structures.

The proposed development has considered sufficient size lots to accommodate the development as stated within the BLEP 2015 without adversely impacting on residential amenity.

The dual occupancy proposal ensures that the height and density of development is compatible with the character, amenity and landform of the area.

Environmental Planning Assessment

Bankstown Local Environmental Plan 2015

Under the Bankstown Local Environmental Plan 2015, the subject site is found to be R2 Low Density Residential Zone, for which the proposed works are permissible with development consent from Council.

Following is a summary of relevant parts of the LEP and how they relate to the proposal.

Building Height – 9m – The proposal is compliant with maximum 9m building height. The maximum ridge height is RL42.577 which gives a maximum height of 8.34m.

Required Maximum FSR – 0.5:1 – Proposed FSR is 0.50:1 – Requirement Complies.

Site area= 628.6m²

LOT 103

Proposed Site Area – 313.22m²

Proposed Floor Area Ground Floor – 75.4m²

Proposed Floor Area First Floor – 82.2m²

Total Floor Area – 157.6m²

Proposed FSR – 0.5:1

LOT 103A

Proposed Site Area – 315.380m²

Proposed Floor Area Ground Floor – 75.4m²

Proposed Floor Area First Floor – 82.2m²

Total Floor Area – 157.6m²

Proposed FSR – 0.5:1

The proposal is complaint with the minimum lot size for subdivision of 500m², the site has an area of 628.6m² with a 15.55m wide frontage. The proposal is compliant with the minimum lot size of 250m². Refer to the subdivision plan for further details.

The proposal is not affected by any other parts of the LEP or they are deemed irrelevant in the circumstances of the case.

Bankstown Development Control Plan 2015 – Section 4 - Dual Occupancy Dwellings

OBJECTIVES

The objectives are:

- (a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.

- (b) To ensure the building form, building design and landscaping of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.
- (c) To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (d) To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (e) To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.
- (f) To minimise the visual impact of off-street parking on the streetscape.

Clause	Development Control – Section 4	Compliance
4.1	Subdivision proposed– 250m ² minimum lot size	Proposed Lot 103 - 313.22m ² and Lot 103a – 315.38m ² - Yes
4.2	Not Applicable	-
4.3	Not Applicable	-
4.4	Maximum storeys limit 2	Proposed 2- Yes
4.5	Proposal to be compatible with existing slop and contours	The proposal is compatible with the existing slope and contours of the site and is not seeking any retaining walls, elevated platforms. - Yes
4.6	Ground level must be less than 600mm from NSL.	Yes, the proposes does not have excessive increase to ground level.
4.7	The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.	The proposal is not within 9m of these establishments.
4.8	Min Primary Setback Lot 103 Ground Floor – 5.5m First Floor – 6.5m Min Primary Setback Lot 103a Ground Floor – 5.5m First Floor – 6.5m	6.5m 9.195m 6.0m 8.695m Note; minor first floor overhang no considered as it is an architectural feature.
4.9	Secondary Setback – 3.0m	7.93m
4.10	Side Setback (7m wall height or less) – 900mm	Minimum 1337mm
4.11	For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.	Yes, wall heights are below 7m in height.
4.12	The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.	Yes, All services are noted on the site plan within the recessed area. AC, hot water unit, bins and rainwater tank.
4.13	Not Applicable	No basement proposed
4.14	POS of 80m ² per lot with a 5m by 5m min area.	Yes, noted on the plans.

4.15	At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	The proposal allows for 3hours access to sunlight to each dwellings living areas. Refer to the shadow diagrams provided to confirm. Sunlight is entered via windows and or skylight through voids.
4.16	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	The proposal does not adversely overshadow the neighbouring dwelling to the east or west of the site. The neighbouring dwellings will receive a minimum of 3 hours of sunlight to their living areas. The proposal has two local roads to the north and south. Refer to the shadow diagrams provided to confirm.
4.17	A minimum 50% of the private open space required for each dwelling 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 at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.	The proposal does not adversely overshadow the neighbouring dwelling to the east or west of the site. The neighbouring dwellings will receive a minimum of 3 hours of sunlight to their private open space areas. The proposal has two local roads to the north and south. Refer to the shadow diagrams provided to confirm.
4.18	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.	The dwelling does not overshadow any existing solar or photovoltaic systems. Refer to shadow diagrams and aerial images.
4.19, 4.20	Privacy – Window Positioning into living areas, bedrooms or private open spaces.	All first floor windows have a sill height of 1.5m on the side or rear boundary. The ground floor windows are offset from the neighbouring dwellings living spaces and direct windows or are a high bay window with min 1.5m sill height.
4.21	Privacy – Balconies	The proposal has balconies to front building line. The balconies will have privacy screens to the side boundary wall. The privacy screens shall extend a minimum 1800mm from finish surface level.
4.22	Council does not allow dual occupancies to have roof–top balconies and the like.	Compliant.
4.23	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the allotment.	The proposal is not within a heritage zone. The proposal is seeking to removal all

		dwelling.
4.24	Dwelling design.	The proposal is utilising setbacks and features and change in materials and colours to provide an asymmetrical design to the façade. The design is compatible with the local neighbouring dwellings. Windows have been provided to the front façade from the entry porch and first floor bedroom. The garages do not dominate the front façade.
4.25	The maximum roof pitch for dual occupancies is 35 degrees.	The roof pitch is below the maximum allowable.
4.26	Attic Design	Not proposed.
4.27	Dormers	Not Proposed.
4.28	Development in the foreshore protection area.	Not within the area.
4.29	Not within this area	Not within this area.
4.30, 4.31, 4.31	Parking Spaces – Minimum 2, one covered. Not dominating the street scape.	The proposal is seeking to have a garage per dwelling and a parking space fronting each garages. 2 parking spaces have been allowed. The proposal is 2 storeys in height, the garages are integrated with the balconies and recessed porch areas. The proposal provide architectural features to minimum the impact of the garages.
4.33	Landscaping – Retaining of significant trees	No proposed trees are to be removed within the site. The site has a minor tree which will need to be removed to allow for the driveway. A new tree will need to be planted in it's place. Refer to landscape plans.
4.34	Landscaping – <ul style="list-style-type: none"> - A min 45% front building area to be landscaped. - one by 75L tree. - The site is not within the foreshore protection area. 	Refer to the proposed landscape plan for details of the native landscaping proposed to the site. The site complies with the minimum landscape area fronting the building area of 45% with 59% or 30.9m ² for lot 103 and 49% or 21.2m ² of landscaping proposed. Each lot has one 75L tree. The replacement of the removed street tree.

Waste Management

Garbage storage area has been provided within the side and rear of the units. The bin storage area has been specifically located and designed for the accessible use by the future residents. The individual occupant has to carry the bin to the street on the collection day. This arrangement makes the street free of garbage area. There is enough space to accommodate both garbage, green and recycle bins in the area.

A waste management plan has been provided as part of the proposal that considers all stages of the development.

Drainage

Stormwater collection and drainage shall be within the site and collected to separate water tank as specified by the BASIX requirements, and the overflow is discharged to the council stormwater system and using silt arrestor near the boundary before reaching the street gutter. Details are contained in the hydraulic engineer's concept plans accompanying this application.

Erosion and sedimentation control measures will be implemented during construction.

Fences

Fencing design has implications for streetscape appearance, privacy and security. The fences proposed are designed to harmonise with the existing developments adjoining.

The boundary fences are mostly existing 1.8m high fences which are proposed to be kept in place. Where there is damage in the fence the fence shall be repaired. The exception is the front boundary facing Tower Street and the featured brick fence on the side boundary in front of the building line which shall be 600mm with 1.2m high pillars in height to encourage surveillance of the street domain. The design of the front fences shall be attractive and provide coherence with the streetscape.

The proposed development will incorporate a dividing fence colorbond, 1.8 metres in height, to generate privacy to adjacent properties and to provide a physical barrier for security.

Site Facilities

Site facilities include but are not limited to garbage collection bins, location and collection, mail boxes, clothes drying areas and services such as water, gas and

communication services. These items are allocated within the design in a practical and visually attractive manner whilst meeting Council policy and requirements.

Schedule of Finishes

The proposed dual occupancy has been design in a modern style, which will harmonise with the general character of the street and the neighbouring residential dwellings. The contemporary style of development will provide an architecturally aesthetic development. A Schedule of Finishes for the attached dual occupancy illustrates proposed materials and finishes on the front façade accompanies the development application.

4. CONCLUSION

The proposed development as described within this statement supports the provisions of the BLEP 2015 and the supporting BDCP 2015.

The proposed residential dual occupancy and demolition of existing dwelling has been investigated against the relevant provisions of all applicable environmental planning instruments and local instruments and complies with the numerical control and satisfies relevant objectives.

The proposed development is consistent with the desired future character of development envisaged for the site and the surrounding area. More broadly, the development provides additional residential accommodation which will help to underpin the economic viability and growth of the local area.

If you require further information, please contact the undersigned.

Regards,



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