

ARCHITECTURE INSIGHT PTY LTD

S T A T E M E N T O F E N V I R O N M E N T A L E F F E C T S

For the Proposal of:

- ❖ MODIFICATION APPLICATION TO DWELLING 1
 - Increasing formal lounge on ground floor 5m²
 - adding 5m² void above entry door on dwelling 1

Address:

AT 9 DOUST STREET BASS HILL

1. Introduction

This Statement of Environmental Effects accompanies a Development Application for:

- 1. MODIFICATION APPLICATION TO DWELLING 1**
- Increasing formal lounge on ground floor 5m²
- adding 5m² void above entry door on dwelling 1

It should be read in conjunction with the architectural drawings prepared by **Architecture insight Pty Ltd.**

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Bankstown Local Environmental Plan 2023
- Bankstown Development Control Plan 2023
- Bankstown Council Design Guidelines

2. Site Analysis

2.1. Site Description

The site at 9 Doust Street Bass Hill is registered as Lot 9 in DP 24450. It is located in a residential area; zoning R2 – Low Density Residential.



Figure 1. Map View (source: Google Maps)

4.2. Design Proposal

The designs of both dwellings are based on energy efficiency principles with windows to living areas. The simple design of the proposed new houses provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in all dwellings increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of all dwellings are as per the DCP requirements.

The front facades of the proposed dwellings are designed to have a non-symmetrical look when viewed from the street.

4.3. Residential Character

The proposal is consistent with the existing residential character regarding setbacks to the proposed house, locations of the private open space to the rear of the site and location of driveway. The house façade is well articulated with the overall design. All care has been taken to ensure the privacy of neighbouring properties. Windows are well designed to allow enough sunlight to pass through and enlighten both houses during most of the daytime. All the areas are well ventilated and serve openness to both houses.

4.4. Design Features

Various design features complement the houses such as variations in height, balconies and variety of structural elements in front and alfresco in rear.

4.5. Preferred configuration for new dwellings

The proposed house complies with the preferred configuration for new dwellings, by windows to the principal living room facing the street and private courtyards facing the front and rear boundary. Both garages are architecturally integrated within the building form.

4.6. Floor Space Ratio

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Floor Space Ratio

Proposed FSR: 218.82 m² (49.9% of Site Area) – DW 1

175.16 m² (49.8% of Site Area) – DW 2

4.7. Private Open Space

The proposal complies with the Design Guidelines and the relevant sections of the DCP for Private Open Space.

4.8. Solar Planning

Shadow diagrams have been provided. The designs of new dwellings are prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies most solar planning requirements.

4.9. Stormwater

Drainage will be linked to council stormwater system, as per Planning Diagrams.

5. Compliance Table

As per Bankstown Local Environmental Plan 2023 and Development Control Plan 2023

LEP & DCP COMPLIANCE TABLE			
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
Bankstown Local Environmental Plan			
Land Use Table	Zone R2 – Low Density Residential Permitted with Consent: “...Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses...”	Dual Occupancy	YES
Clause 2.7 – Demolition requires development consent	The demolition of a building or work may be carried out only with development consent	Demolition Plan including tree removal submitted with DA	YES
Clause 4.1A – Minimum lot sizes and special provisions for dual occupancies	The consent authority may grant development consent for the subdivision of: a) a dual occupancy (attached), if the size of each lot to be created will be at least 250 m ² , or b) a dual occupancy (detached), if the size of each lot to be created will be at least 350 m ²	Lot 1: 438.5 m² Lot 2: 351.4 m²	YES
Clause 4.3 – Height of Buildings	Not to exceed the maximum height shown for the land on the “Height of Buildings Map” being 9 m	7.0 m	YES
Clause 4.4 – Floor Space Ratio	Not to exceed the floor space ratio shown for the land on the “Floor Space Ratio Map” being 0.5	Lot 1: 218.82 m² (0.499) Lot 2: 175.16 m² (0.498)	YES
Bankstown Development Control Plan – Part B1 – Residential Development			
Subdivision – Clause 4.1	The two dwellings forming a dual occupancy (detached) may be subdivided to a minimum lot size of 350 m ² per dwelling	Lot 1: 438.5m² > 350 m² Lot 2: 351.4 m² > 350 m²	YES
Storey Limit (not including basement) – Clause 4.4	The storey limit for dual occupancies is 2 storeys	2 storeys	YES
Setback to the primary road frontage – Clause 4.8	5.5 m to the ground floor 6.5 m to the first floor	Lot 1: 6.5 m to GF & FF 6 m to GAR	YES

	3 m to the secondary street	6.24m to BAL 5.11 m to PORCH Lot 2: 3.007 m to GF & FF 5.53m to GAR 3.007 m to BAL	
Setbacks to the side boundary – Clause 4.10 & 4.11	0.9 m for wall height ≤ 7 m 1.5 m for wall height > 7 m	<7m	YES
Private Open Space – Clause 4.14	Min. 80 m ² per dwelling behind the front building line with min. dimension of 5 m throughout	Lot 1: 94 m ² Lot 2: 105 m ²	YES
Access to Sunlight – Clause 4.15, 4.16 & 4.17	<ul style="list-style-type: none"> At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8 am and 4 pm at the mid-winter solstice At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8 am and 4 pm at the mid-winter solstice 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 am and 5 pm at the equinox 	3 hours provided to front livings for both dwellings 3 hours provided to neighbouring properties 3 hours provided to POS	YES
Building Design – Clause 4.25	The maximum roof pitch for dual occupancies is 35 degrees	3 degrees colorbond sheeting roof	YES
Landscaping – Clause 4.34	<ul style="list-style-type: none"> A minimum 45% of the area between the dual occupancy and the primary road frontage must be landscaped Plant at least one 75 litre tree between the dual occupancy and the primary road frontage 	Front landscaping proposed: Lot 1: 40 m² (48.2%) Lot 2: 45.2m² (52%) Trees planted: 1 for each lot	YES

6. Urban Design Details

6.1. Significant Landscapes

The site is not situated in an area of any significant and landscape precincts. Proposed Landscaping Plan is attached.

6.2. Energy Efficiency

Development proposal is compliant with the requirements of the Basix Certificate. Basix Certificate is attached.

6.3. Garden Design & Fences

Rear and side boundaries fencing shall generally be 1.8m high fence. Front fence as per architectural plans.

7. Construction & Site Management

7.1. Construction Management / Demolition

Waste Management Plan and Sediment & Erosion Control Plan details have been shown on the drawings.

All care will be taken to avoid unnecessary disturbance to the site and/or adjoining properties throughout the construction and demolition process.

There will be a skip bin on site for all construction rubbish to collect in. Rubbish produced from any demolition works will be transported to council waste disposal site. Any asbestos or old fibro disturbed will be treated as an asbestos hazard and handled and disposed of according to regulation. All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

7.2. Noise Reduction

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

7.3. Building Services

All appliances will be as per the BASIX requirements. Clothes Drying Line and Rainwater Tanks will be installed as per BASIX Certificate.

8. Conclusion

This Statement of Environmental Effects and accompanying information for proposed attached Dual Occupancy .

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of Bankstown LEP as well as DCP, and any other relevant statutory controls that apply to the site.

It can be seen that the proposed development satisfies all of the requirements set up in Bankstown LEP & DCP.

The proposed development at 9 Doust Street Bass Hill will be in keeping with the strategic aims of the Bankstown LEP and be sympathetic to the existing residential developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location.

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.