

DEVELOPMENT APPLICATION TO CITY OF CANTERBURY BANKSTOWN COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION & CONSTRUCTION OF

# DUAL OCCUPANCY

At 7 Ogmores Court, Bankstown, NSW 2200

Lot 4 - Dp 29530

Prepared by Harry Design Studio Pty Ltd  
Building Designer bdaa accredited, no 6602

October 2023

- 1.0 INTRODUCTION
- 2.0 SITE LOCATION & DESCRIPTION
- 3.0 DESCRIPTION OF PROPOSAL
- 4.0 PLANNING CONTROLS
- 5.0 CONCLUSION

## 1.0 INTRODUCTION

The following is a Statement of Environmental Effects (SEE) in support of a development application (DA) proposing: Dual Occupancy Dwelling Dwelling

The design of the building not only serves the comfort of the homeowners but is also an important factor contributing to the beautification of the streetscape of Ogmores Court.

The site is zoned R2(Area1) – Low Density Residential. Canterbury-Bankstown LEP 2023 applies to subject site.

Dual Occupancy is defined under Canterbury-Bankstown LEP as:

*Dual occupancies are a type of residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—*

- (a) attached dwellings,*
- (b) boarding houses,*
- (baa) co-living housing,*
- (c) dual occupancies,*
- (d) dwelling houses,*
- (e) group homes,*
- (f) hostels,*
- (faa) (Repealed)*
- (g) multi dwelling housing,*
- (h) residential flat buildings,*
- (i) rural workers' dwellings,*
- (j) secondary dwellings,*
- (k) semi-detached dwellings,*
- (l) seniors housing,*
- (m) shop top housing,*

*but does not include tourist and visitor accommodation or caravan parks.*

The locality is a mix of land uses with single dwelling houses, multi dwelling developments and parks. There are several multi-dwelling developments in the vicinity of the subject site.

Finally, please note this SEE shall be read in conjunction with the following supporting DA documentation, which accompanies this report:

- Architectural drawings prepared by Harry Design Studio Pty Ltd
- Site Survey Plan prepared by East West Surveyor Pty Ltd
- Stormwater Plans prepared by R I Engineering Service
- Basix Certificate

2.0 SITE LOCATION & DESCRIPTION

Figure 1 – location map



Location	7 Ogmores Court, Bankstown, NSW 2200
Real property description	Lot 4, DP29530
Site area	568.8 m <sup>2</sup>
Heritage listing	No
Topography	The site is flat, slightly slope from South to North ( Right to Left)
Zoning	R2 Low Density Residential ( Area 1)
Adjoining uses	Residential buildings.
Type of lot	Standard lot

*The subject site is situated on Bankstown Suburb. The locality is a mix of residential establishments. There are several multi dwelling developments in the vicinity of the subject site. The proposed development will be compatible with the existing and proposed form of housing development in the locality. The immediate locality within the visual catchment of the subject site is pre-dominantly single and double storey dwellings. Refer to **figure 1**.*

### 3.0 DESCRIPTION OF PROPOSAL

To meet the growing demand for residential needs in the area. We proposed a Dual Occupancy at 7 Ogmores Court, Bankstown, NSW 2200.

The subject site is located in the R2 zoning of Canterbury-Bankstown Council, which is planned for residential dwelling including Dual Occupancies ( as per LEP 2023)

With a frontage of 16.3m and site area of 568.8 m<sup>2</sup>. This land is a suitable site to design and build Dual Occupancy & subdivision in Torrens Title.

Our design not only ensures the function, but also cares about the aesthetics of the building and beautifies the landscape of the Ogmores Court. Facade with the combination of materials (glass, cement render with different color, stone cladding, etc), many articulation elements. And especially the design of the feature windows, in order to bring the best aesthetic effect and modern design language.

Closely follow the requirements of Canterbury-Bankstown Council DCP & LEP. We proposed the setbacks, gross floor area, floor space ratio, landscape areas with appropriate proportions to comply.

There are a lot of Dual Occupancies + DA lodgement for Dual Occupancies in that R2 Area 1, we believe that the proposal of Dual Occupancy will be suitable for the development direction of Canterbury-Bankstown Council for R2 zoning.

We believe the home's fresh, modern design will satisfy Council, and bring productivity to the site and enhance the streetscape of the Ogmores Court as well as the surrounding area.

The scheme to propose:

- \* Torrens title subdivision
- \* Construction of Dual Occupancy
- \* Demolition of Existing structure
- \* Car parking
- \* Associated landscaping

## 4.0 PLANNING CONTROLS

### 4.1 Canterbury-Bankstown Local Environmental Plan

Pursuant to LEP, the site is in Zone Residential R2 where a Dual Occupancy is permissible with consent.

LEP CLAUSE	COMPLIANCE LEP		COMMENTS
	Technical	Performance	
<i>Residential Zone R2 objectives:</i> • To provide for the housing needs of the community within a low density residential environment	✓	✓	The proposal of Dual Occupancy is permitted within zone R2 ( low density residential)
<i>Building Heights objectives:</i> 9m height limit	✓	✓	The proposed height of building is 7.4m. Compliant with Maximum LEP height limit (9m), highest RL of top parapet wall is 24.8 shown in elevations & section
<i>Heritage Map:</i> No	✓	✓	The lot is not in within Heritage map or Conservation zone
<i>Subdivision</i> Minimum 250m2 for subdivision lot . Area 1 applied	✓	✓	The design proposed subdivision Lot 1 ( unit 1) 281.3m2 and Lot 2(unit 2) 287.5 m2, to comply with minimum lot requirement for Area 1 ( 250m2) for Dual Occupancy

### 4.2 Liverpool City Development Control Plan:

For Semi-Detached Dwelling.

DCP CONTROLS	DCP COMPLIANCE		COMMENTS
	Technical	Performance	
<i>1 Front setback</i> 5.5m ground, 6.5m first floor, garage 1m setback from main	✓	✓	The design proposed 6.5m front setback at ground floor, 6.5m first floor setback and garage setback 7.5m
<i>2 Side setback</i> 0.9m for wall upto 7m height	✓	✓	There are various side setbacks to shown in the floor plans. No any part of building to encroach to 0.9m from side boundaries
<i>3 Rear setback</i> 8m	✓	✓	There are various rear setbacks to shown in the floor plans. No any part of building to encroach to 8m from rear boundaries
<i>4 Minimum site frontage</i> 15m frontage minimum	✓	✓	The lot is 16.3m frontage
<i>5 Height of building</i> 9m Max	✓	✓	The proposed height of building is 7.4m

DCP CONTROLS	DCP COMPLIANCE		COMMENTS
	Technical	Performance	
6 Landscape 45% minimum landscape area required at the front	✓	✓	The proposed landscape area at front is 35.3m <sup>2</sup> (Unit 1) & 41m <sup>2</sup> (Unit 2) more than 45% required
7 Floor space ratio 2 : 1 max ( applied for Area1 )	✓	✓	The design proposed FSR 0.68:1 ~ 386.6 m <sup>2</sup> GFA
8 Private Open Space 80m <sup>2</sup> min for each unit, living room direct access	✓	✓	The design proposed 83m <sup>2</sup> POS (Unit 1) and 80m <sup>2</sup> POS (unit 2) with the direct access from the living room

### 4.3 DESIGN INTENT

The built form responds well to the context, orientation and shape of the site. It proposes construction of four double-storey Dual Occupancy dwellings along with landscaping and car parking.

Unit 1 & Unit 2 share a common wall, separate driveway and have direct access from the street. The private open spaces are positioned to maximise solar access and to provide privacy for its occupants and neighbours. The driveway and landscaping provide the required building separation, allows solar access and provides privacy.

Internally the built form responds well to the context, orientation and shape of the site. The proposed configuration allows private Alfresco to take advantage of solar access. One car space is provided for each dwelling within the garage.

The proposed building form creates a housing complex that will be responsive to and compatible with the positioning of the site, the existing local residential dwellings and the future development potential in the immediate area.

The dwelling designs are proposed to compliment the scale and design of housing within the area, with careful consideration to open plan design for the habitable rooms and bedrooms to allow for adequate functioning of the dwellings.

## 5.0 CONCLUSION

This is a proposal for the Dual Occupancy that offers the following benefits:

- Compliance with the technical and/or performance controls in LEP & DCP
- Contribution to the surrounding area & streetscape with feature windows/voids, articulations, mix of finishing materials
- A level of architectural design which supports the look of the house as well as functions, amenities;
- Building a modern style house with the respect to the look of the streetscape

The proposal, in view of its merits and the absence of any significant adverse effects, should be considered worthy of approval. We trust this application meets with Council approval.