

# STATEMENT OF ENVIRONMENTAL EFFECTS

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## **Section 4.55 Modification** **to Approved DA-696-2021-B**

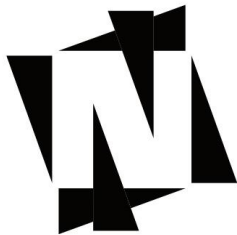
### **Construction of a Two-Storey Dwelling**

**@ 74 SIMMAT AVENUE, CONDELL PARK  
NSW 2200**

Prepared by:

Date:

19/12/2023



**NEMCODESIGN**  
Pty. Ltd.

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## 1. Introduction

This Statement of Environmental Effects accompanies a Development Application for:

### 1. Construction of a Two-Storey Dwelling

@ 74 Simmat Avenue, Condell Park NSW 2200.

It should be read in conjunction with the architectural drawings prepared by Nemco Design 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 2015
- Bankstown Development Control Plan 2015
- Bankstown Council Design Guidelines

## 2. Site Analysis

### 2.1. Site Description

The site at 74 Simmat Avenue, Condell Park NSW 2200 is registered as Lot 18, Section 1 in DP 8208. The land zoning is R2 – Low Density Residential and SP2 - Infrastructure. The site has a rectangular shape with an access road and frontage of 18.29m and depth of 26.02 m. The site area is 596.44 sqm.

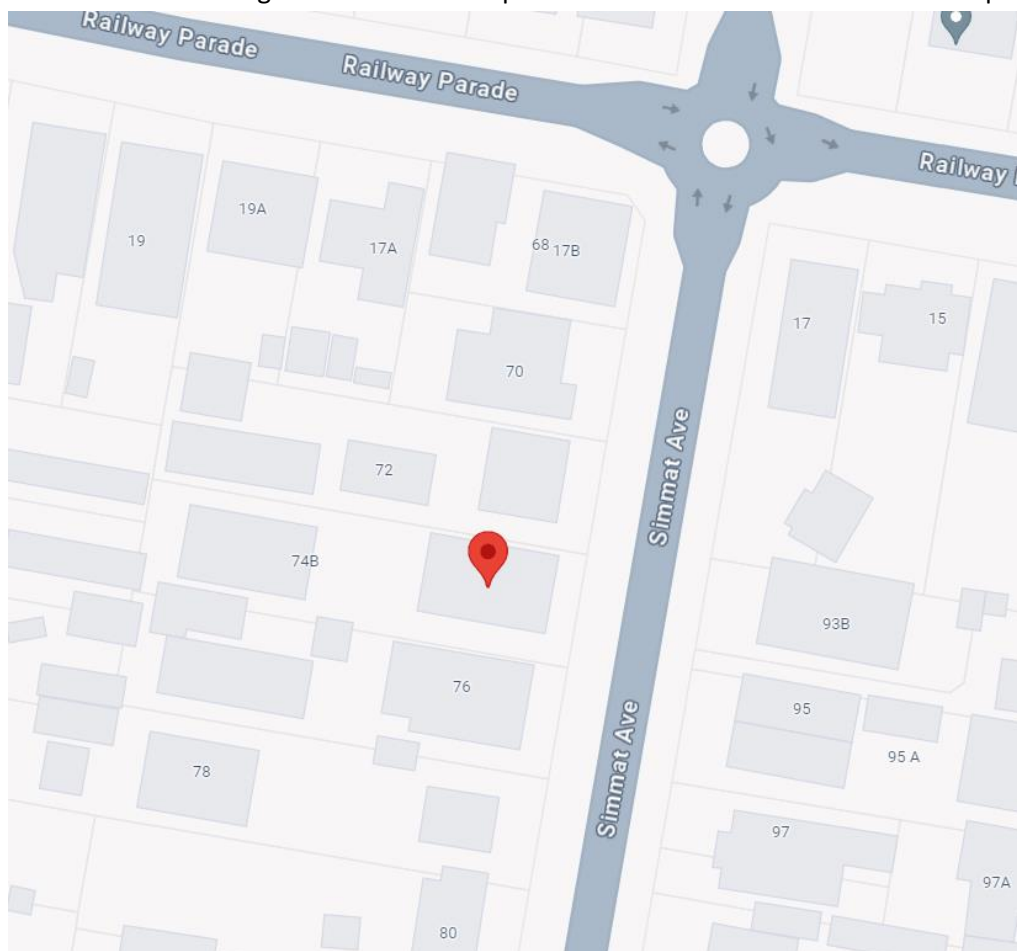


Figure 1. Map View (source: Google Maps)



*Figure 2. Site location & context (source: Google Maps)*

## **2.2. Existing Site**

The site currently contains a two-storey house at the front.

## **3. Surrounding Area**

Surrounding developments consist primarily of detached single or two-storey dwelling houses.

## **4. Proposed Development**

### **4.1. Design Proposal**

The design of the dwelling is 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 facade of the proposed dwelling is designed to have a symmetrical look when viewed from the street.

#### **4.2. Residential Character**

The proposal is consistent with the existing residential character in regard to 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.

#### **4.3. Design Features**

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

#### **4.4. 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.

#### **4.5. Floor Space Ratio**

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

**Proposed total FSR:                      257.1 m<sup>2</sup> (43.1% of Site Area)**

#### **4.6. Private Open Space**

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

#### **4.7. 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.

#### **4.8. Stormwater**

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

## 5. Compliance Table

As per Bankstown Local Environmental Plan 2015 and Development Control Plan 2015

	Required	Provided	Compliance
<b>DESIGN GUIDELINES</b>			
<b>MINIMUM LOT SIZE</b>	250 m <sup>2</sup>	596.4 m <sup>2</sup>	YES
<b>FSR</b>	Max. allowable FSR = 0.50 of total site area: 0.50 x 596.44 m <sup>2</sup> = 298.2 m <sup>2</sup>	Total FSR = 257.1 m <sup>2</sup> (43.1%)	YES
<b>PRIVATE OPEN SPACE</b>	Minimum 80 m <sup>2</sup> per dwelling with a minimum dimension of 5 m	80 m <sup>2</sup>	YES
<b>DWELLING SETBACKS</b>			
<b>FRONT SETBACK</b>	Primary frontage (to primary road): 6.0 m to Garage 5.5 m to Ground Floor 6.5 m to First Floor	6.20 m to GAR 8.70 m to GF & FF	YES
<b>SIDE SETBACK</b>	0.9 m to GF & FF for Wall Height < 7.0 m 1.5 m to GF & FF for Wall Height > 7.0 m	WALL HEIGHT < 7 m 0.90 m to GF & FF	YES
<b>REAR SETBACK</b>	-	LOT 1 & 2 5.0 m to ALF	YES
<b>PRIVATE OPEN SPACE</b>	Dual occupancies must provide a min. 80 m <sup>2</sup> of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 m throughout.	80 m <sup>2</sup>	YES
<b>LANDSCAPING</b>	<ul style="list-style-type: none"> <li>A minimum 45% of the area between the dual occupancy and the primary road frontage;</li> <li>Plant at least one 75 litre tree between the dual occupancy and the primary road frontage</li> </ul>	98.2 m <sup>2</sup> at the front (16.5%)	YES
<b>WALL HEIGHT</b>	Max. 7.0 m for 0.9 m Side Setback for House Max. 3.0 m for Cabana	Wall height < 7 m - Houses	YES
<b>BUILDING HEIGHT</b>	Maximum of 2 storeys	2 storeys provided	YES
	Max. 9.0 m	Building height < 9 m	YES
<b>SOLAR ACCESS</b>	<ul style="list-style-type: none"> <li>At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8am and 4pm on 21<sup>st</sup> Jun,</li> <li>At least one living area of a dwelling</li> </ul>	3 hours provided to living & POS for subject and surrounding sites	YES

	<p>on an adjoining allotment must receive a minimum 3 hours of sunlight between 8am and 4pm on 21<sup>st</sup> Jun,</p> <ul style="list-style-type: none"> <li>• A minimum 50% of the POS required for each dwelling and a minimum 50% of the POS of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 8am and 5pm on 21<sup>st</sup> Sep/Mar.</li> </ul>		
<b>DESIGN ESSENTIALS CHECKLIST</b>			
<b>ROOF</b>	-	<p><b>12 degrees roof pitch for Houses</b></p> <p>Colourbond roof tiles proposed. All eaves as per BASIX</p>	<b>YES</b>
<b>FENCE TYPE</b>	Rear & side boundaries fencing 1.8 m high	Rear & side fencing to be 1.8 m high	<b>YES</b>

## 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

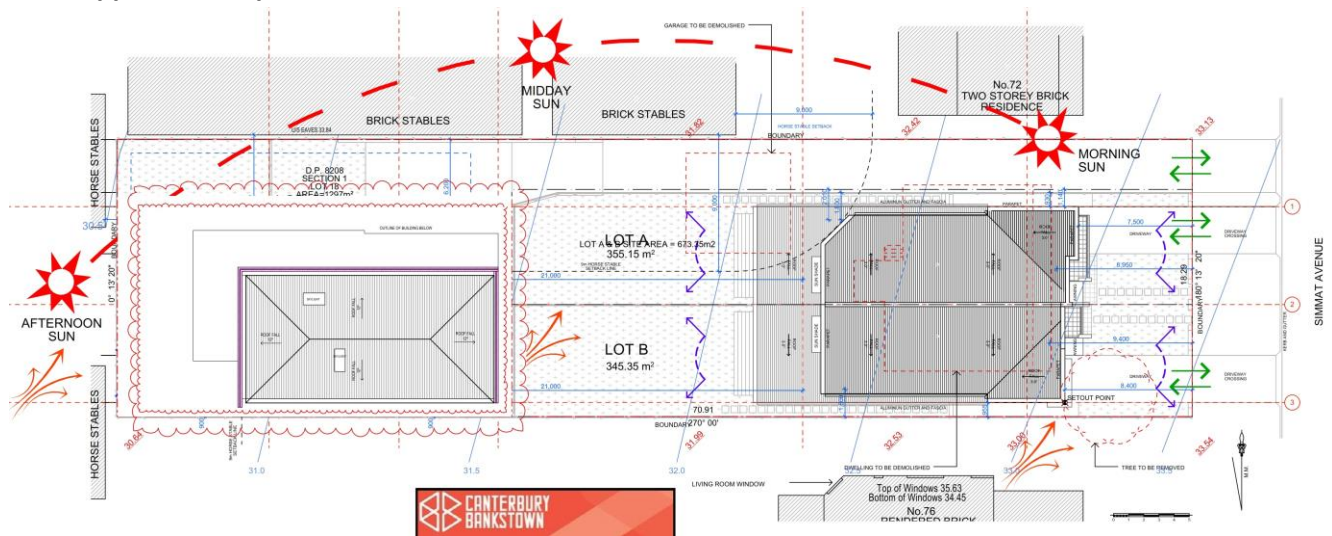
Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction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

## 7.3. Building Services

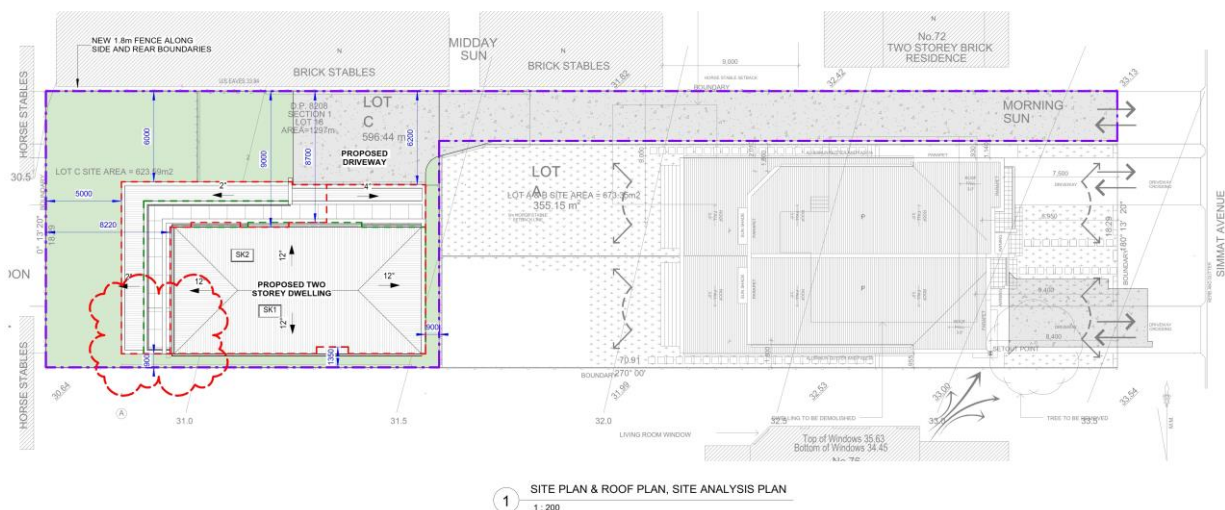
All appliances will be as per the BASIX requirements. Clothes Drying Line and Rainwater Tanks will be installed as per BASIX Certificate.

## 8. Proposed Modifications

- Approved site plan under DA:

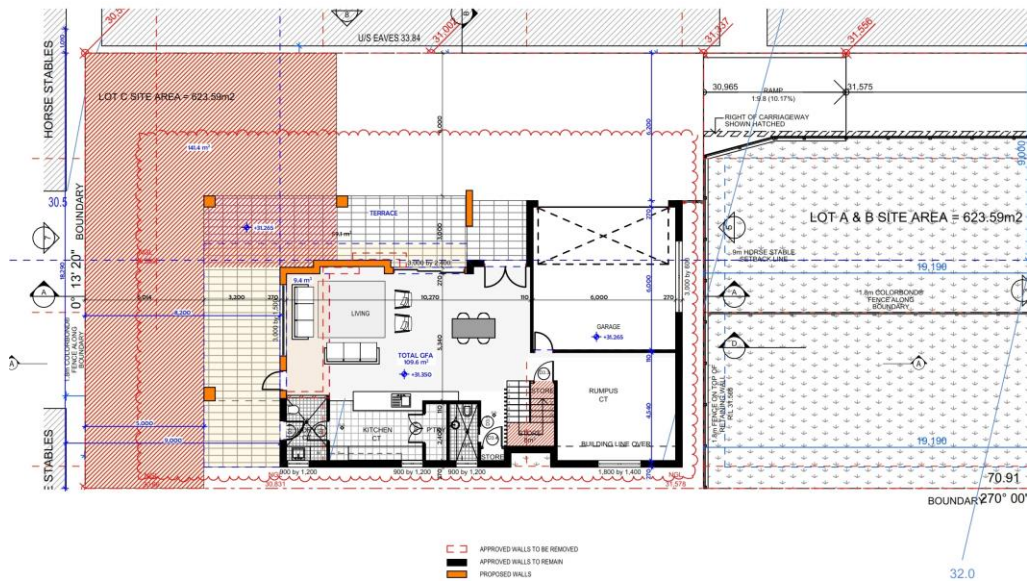


- Proposed site plan under S4.55:





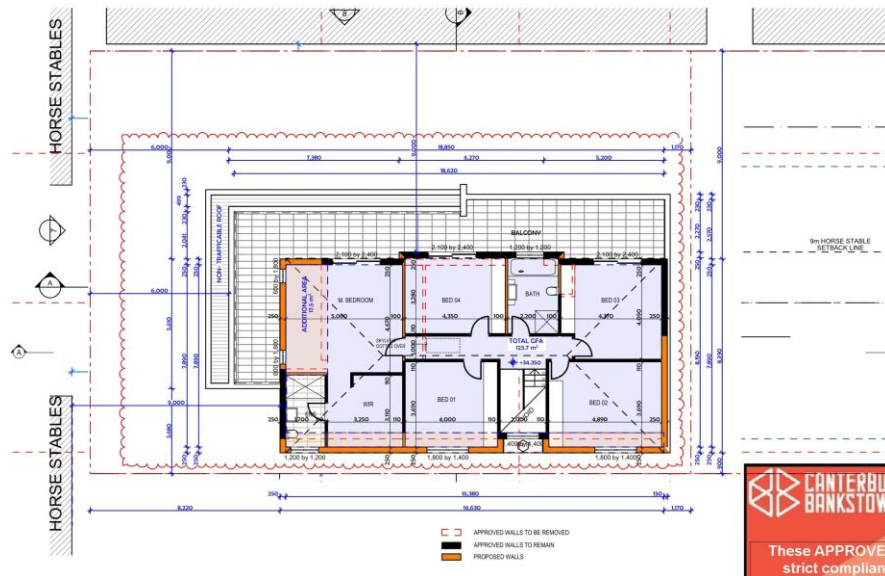
• Approved Ground Floor under DA:



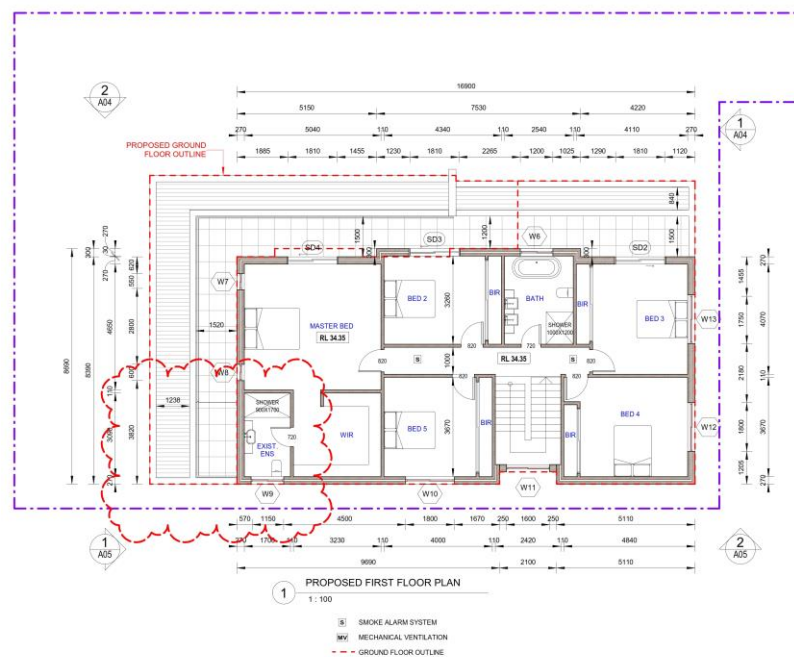
• Proposed Ground Floor under S4.55:



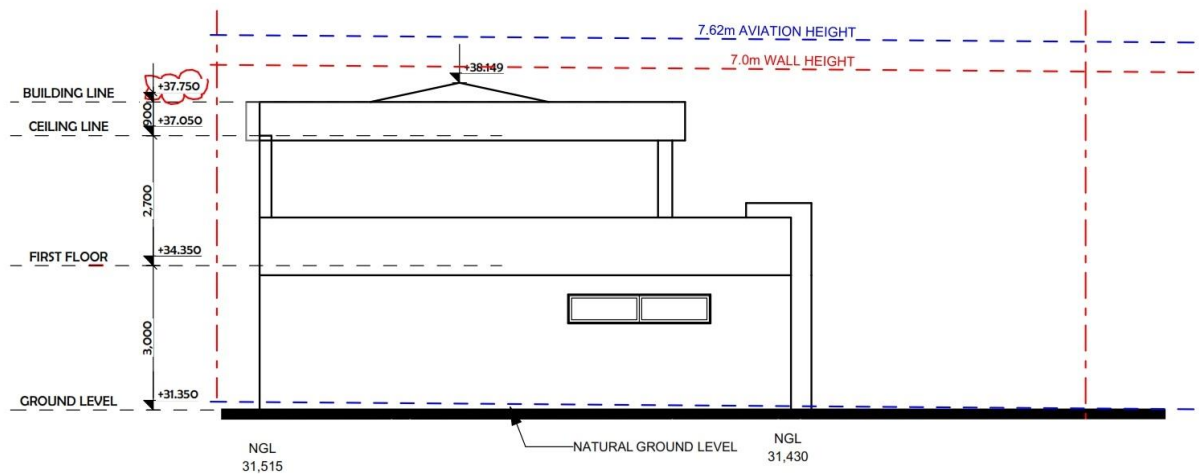
• Approved First Floor under DA:



• Proposed First Floor under S4.55:



• Approved North-East Elevation under DA:

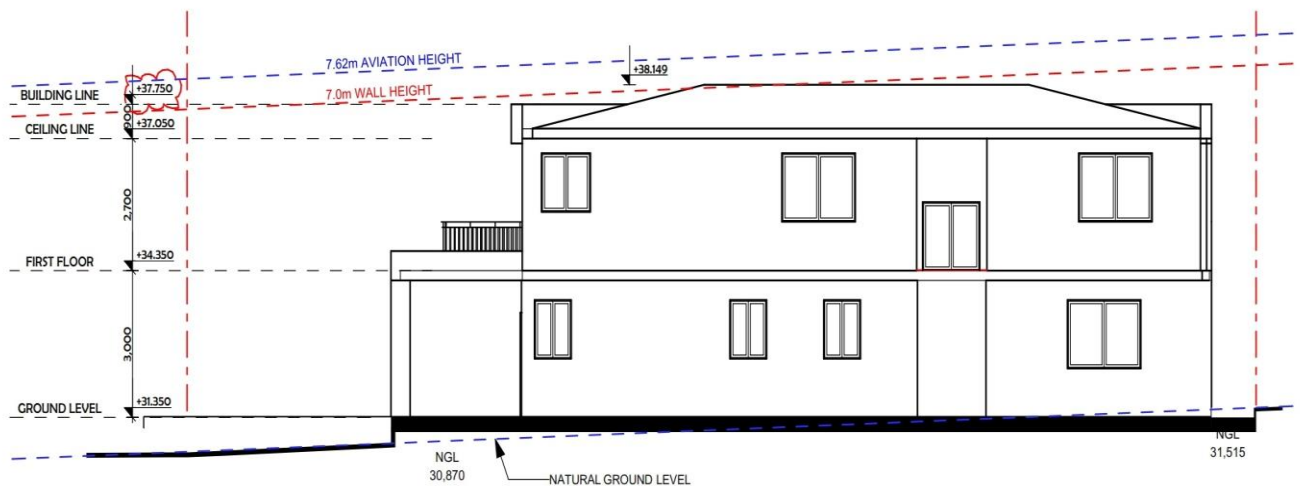


• Proposed North-East Elevation under S4.55:



1 NORTH EAST ELEVATION  
1 : 100

• Approved South-East Elevation under DA:



• **Proposed South-East Elevation under S4.55:**



## 9. Conclusion

Nemco Design is pleased to submit this Statement of Environmental Effects and accompanying information for S4.55 Modifications of the Proposed Attached Dual Occupancy Dwelling at 74 Simmat Avenue, Condell Park.

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 LEP2015, as well as DCP2015, 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 74 Simmat Avenue, Condell Park 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.