

Statement of Environmental Effects

**Proposed Construction of an
Attached Dual Occupancy with 2 In-
Ground Swimming Pools &
2 Attached Secondary Dwellings,
Torrens Title Subdivision.**

67 ROBERTSON STREET, BASS HILL

PREPARED BY:
ARCHI-BUILD INTERNATIONAL
61 PATON STREET,
MERRYLANDS, 2160.

14TH MARCH, 2023

FOREWORD

This statement of Environmental Effects has been prepared in support of a development application Canterbury-Bankstown City Council for the construction of an attached dual occupancy with 2 in-ground swimming pools and attached two secondary dwellings. The land is situated at 67 Robertson Street, Bass hill, 2197.

The conclusions of this report are that there will be minimal adverse environmental impacts as a result of the proposed development. It is therefore recommended that the application be approved subject to appropriate conditions.

1.0 INTRODUCTION

This application seeks the approval of a residential development comprising of a double storey attached dual occupancy with 2 in-ground swimming pools, and 2 attached secondary dwellings, and Torrens title subdivision. Plans are prepared by Archi-Build International.

The site is located at 67 Robertson Street, Bass hill, 2197. For the purpose of this application, Canterbury-Bankstown City Council is the consent authority.

The subject site **R2 Low Density Residential Zone** under Canterbury-Bankstown Local Environmental Plan 2023. The proposed development is permissible with development consent.

The proposed development has been drawn up in accordance with the provisions of **Section 79C of the Environmental Planning and Assessment Act 1979** (the Act), including statutory and non-statutory provisions of Canterbury-Bankstown City Council.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies and considers any impacts of the natural and built environment.

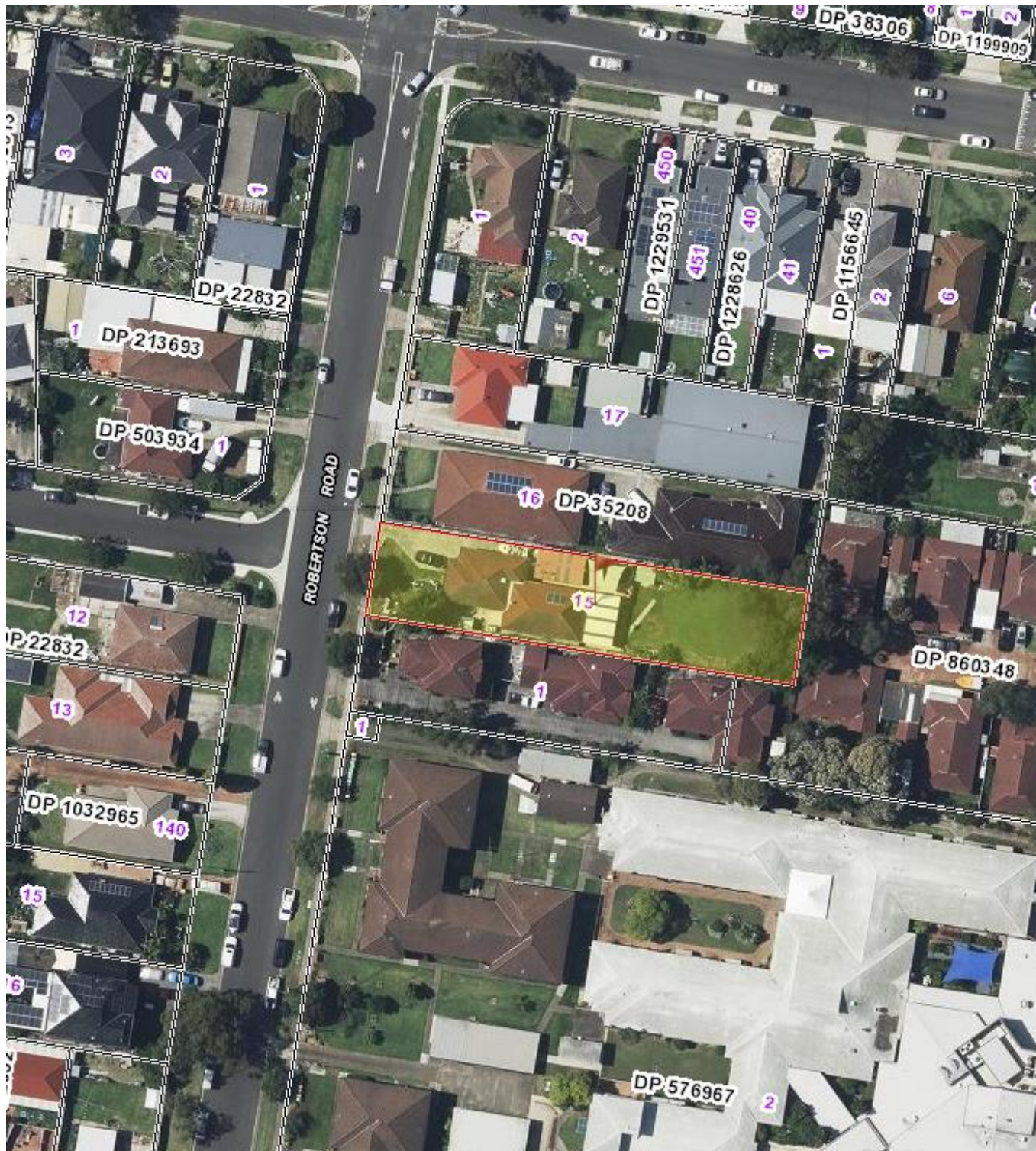
2.0 SITE/LOCALITY DESCRIPTION

2.1 The subject land no. 67 Robertson Street, Bass Hill and is located on the Eastern side of the street. The site is rectangular in shape, with a frontage of 15.24m and Depth 70.41m comprising of a total site area of 1069m² by DP.

The legal description of this property comprises of

Lot 15

DP 35208



2.2 Site Context

Located on the site there is currently no dwelling or any associated structures on site, all structures were demolished as per a previous da consent.

The locality is characterized by the following:

- A mixture of residential development including single and two-storey brick and clad dwelling houses.
- Contemporary and older style cottages constructed in various architectural styles and building materials.
- Standard with, unpaved natural strip
- Predominately front fencing
- Well-kept front yards with small, medium and large trees and shrubs.

3.0 THE PROPOSED DEVELOPMENT

This application seeks approval for the construction of a double storey attached dual occupancy with 2 in-ground swimming pools, 2 attached secondary dwellings, and torrens title subdivision. Access to the site is via Robertson Street. The proposed development is to be considered suitable for the area and adequately addresses the street frontage.

4.0 ENVIRONMENTAL PLANNING CONTROLS

3. Bankstown Local Environmental Plan 2023

The site is zone Residential R2 under Bankstown Local Environmental Plan 2023.
The objectives of this zone include;

- To provide for the housing needs of the community within a low density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote a high standard of urban design and local amenity.

The proposal ensures the residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally and externally. The proposed development is sympathetic to the streetscape of Quentin Street and will not result in excess traffic generation. Further, visual privacy is preserved and adequate levels of private open space are provided.

SECTION 4–DUAL OCCUPANCIES

Objectives

O1 To ensure the building form, building design and landscape 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.

O2 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.

O3 To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 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.

O5 To minimise the visual impact of off-street parking on the streetscape.

Development controls

Subdivision

4.1 For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m² per dwelling.

Response: Complies (No secondary dwelling)

Storey limit (not including basements)

4.2 The storey limit for dual occupancies is two storeys.

4.3 The siting of dual occupancies, and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

4.4 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where: (a) the dual occupancy is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or (b) the fill is contained within the ground floor perimeter of the dual occupancy to a height no greater than 1 metre above the ground level (existing) of the site.

Response: Complies

Setback restrictions

4.5 The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.

Response: not applicable

Street setbacks

4.6 The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.

4.7 The minimum setback to the secondary street frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.

Response: Complies (N/A secondary street frontage)

Side setbacks

4.8 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the site is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.

4.9 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 site is 1.5 metres.

4.10 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.

4.11 The basement level must not project beyond the ground floor perimeter of the dual occupancy.

Response: Complies

Private open space

4.12 Dual occupancies must provide a minimum 80m² 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 metres throughout.

Response: Complies

Access to sunlight

4.13 At least one living area of each dwelling must receive a minimum three 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.

4.14 At least one living area of a dwelling on an adjoining site must receive a minimum three 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.

4.15 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 site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

4.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

Response: Complies

Visual privacy

4.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.

4.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

4.19 Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

4.20 Council does not allow dual occupancies to have roof-top balconies and the like.

Response: Complies

Building design

4.21 Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.

4.22 The design of dual occupancies must ensure:
(a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide

- each dwelling with an individual identity when viewed from the street; or
- (b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
 - (c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and
 - (d) the garage, driveway and front fence do not dominate the front of the building and front yard; and
 - (e) the two dwellings on a corner site each face a different frontage.

4.23 The maximum roof pitch for dual occupancies is 35 degrees

- 4.24** Council may allow dual occupancies to have an attic provided the attic design:
- (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
 - (b) ensures the attic does not give the external appearance of a storey.

Response: Complies

- 4.25** The design of dormers must:
- (a) be compatible with the form and pitch of the roof; and
 - (b) must not project above the ridgeline of the main roof; and
 - (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.

Response: Complies (N/A)

4.26 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Response: Complies

Building design (car parking)

- 4.27** Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:
- (a) comply with the road pattern shown in Appendix 2; and
 - (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

- 4.28** Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:
- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
 - (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.

4.29 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.

4.30 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

- (a) the building is at least two storeys in height, and
- (b) the garage is architecturally integrated with the upper storey by:
 - (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and
 - (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.

Response: Complies

Landscape

4.31 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dual occupancy.

4.32 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

- (a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and
- (b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and
- (c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury Bankstown); and
- (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

Response: Complies

SECTION 3—SECONDARY DWELLINGS

Objectives

O1 To ensure secondary dwellings are established in conjunction with the principal dwelling on the same site.

O2 To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.

O3 To ensure the building form and building design of secondary dwellings are compatible with the prevailing suburban character of the residential areas.

O4 To ensure the building form and building design of secondary dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.

O5 To ensure the building form and building design of secondary dwellings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O6 To ensure the building form of secondary dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Development controls Lot size 3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m².

Site cover

3.2 Council must not consent to development for the purpose of secondary dwellings unless:

(a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and

(b) the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.

Storey limit (not including basements)

3.3 The storey limit for attached secondary dwellings is two storeys.

3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres.

3.5 The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

3.6 Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:

(a) the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or

(b) the fill is contained within the ground floor perimeter of the secondary dwelling to a height no greater than 1 metre above the ground level (existing) of the site.

Setback restrictions

3.7 The erection of secondary dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.

Response: Complies

Street setbacks

3.8 The minimum setback for a building wall to the primary street frontage is:

(a) 5.5 metres for the first storey (i.e. the ground floor); and

(b) 6.5 metres for the second storey.

3.9 The minimum setback to the secondary street frontage is:

(a) 3 metres for a building wall; and

(b) 5.5 metres for a garage or carport that is attached to the building wall. Side and rear setbacks

3.10 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the site is 0.9 metre.

3.11 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side and rear boundaries of the site is 1.5 metres.

Response: Complies

Private open space

3.12 Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.

Access to sunlight

3.13 At least one living area must receive a minimum three 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.

3.14 At least one living area of a dwelling on an adjoining site must receive a minimum three 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.

3.15 A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

Visual privacy

3.16 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
- (d) use another form of screening to the satisfaction of Council.

3.17 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

3.18 Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5 metres throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

3.19 Council does not allow secondary dwellings to have roof-top balconies and the like.

Building design

3.20 The maximum roof pitch for attached secondary dwellings is 35 degrees.

3.21 Council may allow attached secondary dwellings to have an attic provided the attic design:

- (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
- (b) ensures the attic does not give the external appearance of a storey.

3.22 The design of dormers must: (a) be compatible with the form and pitch of the roof; and

(b) must not project above the ridgeline of the main roof; and

(c) must not exceed a width of 2 metres; and

(d) the number of dormers must not dominate the roof plane.

3.23 The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.

Response: Complies

Building design (car parking)

3.26 Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.

Response: Complies

Landscape

3.27 Development must retain and protect any significant trees on the site and adjoining sites.

To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.

Response: Complies

Design Controls

Development on private land is coordinated with, and compliments, the public domain to enhance the character and the image of the neighbourhood. Good amenity for occupants of new and existing development, including reasonable sunlight, privacy, natural lighting and natural ventilation.

Street Address

The proposed development has been designed in such a way to compliment the surrounding area. The main entry is clearly identified and visible from the street with large steps and a patio creating a safe and welcoming path from street level. This patio also has a large glass panels from the lounge room, which provides the great sight line to the street due to its location and raised height from natural ground level.

Façade design and Articulation

The proposed development will continue an already emerging trend for improvement with new building forms, densities and surrounding street blocks in the locality already accommodate a mixture of one or two storey construction. As such, the design incorporates both single and two storey elements and will integrate well with the existing streetscape with the use of different material finishes and different colours.

Roof Design

The roof is constructed of selected roof tiles at a slope of 8°. The overall design not only compliments the proposed development but ties in perfectly with the mix of developments neighbouring the site and within the suburb.

Services and Utility Areas

As the project site is currently developed as a residential development and the proposed development is also residential not further service infrastructure will be needed so the street aesthetics will remain the same.

RESPONSE

The proposed attached dual occupancy, is approximately 258m² Each, and is approximately 8m in height from natural ground level, including the roof, the above stated setbacks and building height comply with the provisions and achieves the objectives and requirements, therefore enabling the amenity of adjoining sites to be maintained as well as providing adequate open space and landscaping.

Subtle difference in design features give some individuality to each dwelling. The entry area of the dwellings are clearly visible from the street which promotes safety and security.

Performance Controls

Visual and Acoustic Privacy

Privacy concerns are addressed by minimising the extent window openings facing the side boundaries, positioning low impact rooms such as, bedrooms and bathroom amenities on the upper floor level. (Note: bedroom windows are not considered to be primary sources for overlooking and the bathroom amenity windows are of opaque glass), together with adequate side boundary offsets.

Acoustic privacy is maintained by appropriately positioning rooms in each dwelling, separation between adjoining development and the construction method of the party wall between two dwellings.

There is adequate spatial tolerance between adjoining buildings as the side setbacks are generous, complying with the minimum DCP requirement, whilst new boundary fencing and landscaping will adequately screen ground floor windows.

Open Space

Sufficient private open space is available for the use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment.

At the rear of each property above 80m² has been allocated to deep soil/ private open space which promotes outdoor living.

Internal Dwelling Space and Design

High standards of amenity by appropriate dimensions and configurations from habitable room and workspaces must be considered.

The overall layout of the proposed development is very spacious and promotes an open plan living style while connecting intensively with an outdoor living style. All rooms are designed specifically to ensure ease of movement and all bedrooms have a minimum of a 600 deep built in robe, however two rooms include large walk in robes.

Solar Access and Energy Conservation

Internally, the development is capable of receiving at least 4 hours of sunlight to courtyard areas. The shadow diagrams indicate that only one surrounding development is somewhat affected only towards the southerly neighbour's garage, no living space has been affected. Adjoining courtyards are not adversely affected by the proposal. No private open spaces have been affected.

Absa and Basix Certificates have been provided.

Safety and Security

Design guidelines outlined in the crime prevention through environmental design (CPTED) were considered and incorporated as follows:

- ✓ Provision of clearly visible entry points
- ✓ Passive surveillance treatment has been provided through the provision of habitable room windows that face the street
- ✓ Suitable landscaping will produce a defensible open space at the front resulting in some interaction with the public domain beyond
- ✓ Fencing will be provided to prevent intruders from accessing the rear courtyard areas.

Vehicular Access Parking

Two parking spaces minimum have been provided for each dwelling in the form of a single garage with a tandem space on the driveway.

Landscaping will be provided in the front yard to soften the visual appearance of the hard standing areas.

The additional traffic generated by the proposed development will have an insignificant impact on the existing traffic conditions and the serving of intersections in the immediate locality.

Stormwater and Drainage

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans prepared by suitably qualified consultants.

5.0 Environmental Impact Assessment

RESPONSE

Subtle differences in design features give some individuality to the dwelling. The entry area of each dwelling is clearly visible from the street, which promotes safety and security. Thoughtful orientation of windows, doors, and roof features has produced an aesthetically pleasing façade to the development that contributes to the streetscape amenity. The opportunities of constraints of the site have been considered and an option for development has been selected that minimise any adverse impacts on adjoining properties, as follows:

Adequate side boundary offsets have been provided

- ✓ Off-street car parking has been provided for the dwelling in accordance with the acceptable design options suggested in the DCP and appropriate landscaping has been provided to minimise the impact of off-street parking on the streetscape.
- ✓ The shadow diagram demonstrates that the adjoining dwellings and adjoining courtyards will not be significantly affected;
- ✓ The development will be constructed in brick with a Colorbond roof similar to other dual occupancy buildings in the street. The proposed innovative contemporary design incorporates the effective use of decorative elements : and
- ✓ Design elements contrast the development to be different but complementary to other dwellings in the locality.

Waste Controls

A waste management plan accompanies the application. The plan adopts the principles of Avoid Reuse Recycle and Dispose to minimise landfill waste.

6.0 CONCLUSION

This application construction of a double storey attached dual occupancy 2 swimming pools, and 2 attached secondary dwellings with Torrens title subdivision, , located at 67 Robertson Street, Bass Hill NSW 2197. Plans have been prepared by Archi-Build International.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absences of any adverse impacts associated with the development.