



ARCHITECTURE  
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SOE



# ARCHITECTURE INSIGHT



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**DATE:**08/03/2024

**Project:** Proposed attached Dual Occupancy with Torrens title subdivision  
**Location:** 2 Handle Street Bass hill

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## 1. Introduction:

This Statement of Environmental Effects accompanies a Development Application to propose:

1. Demolition of all existing structures
2. Torrens Title subdivision into two lots
3. Proposed Two Storey Attached Dual Occupancy

## 2. Detail of Site:

**Address:** 2 Handle Street Bass Hill

**Site Details:** LOT 29  
D.P. 238346

**Site Area:** 719 m<sup>2</sup>

## 3. Methodology:

The sections of the Statement of Environmental Effects have been assessed in accordance with:

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

## 4. Existing Site

5. The site currently contains a single storey with tile roof and detached shed and garage.

## 6. Surrounding Area

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

## 7. Location map



Figure 1: Site Location

## 8. Subdivision Proposal

We propose to subdivide the existing lot at 2 handle Street Bass Hill into two proposed lots. The existing lot size is approx. (as per survey plan):

- 719m<sup>2</sup>

Proposed lot sizes will be approx.:

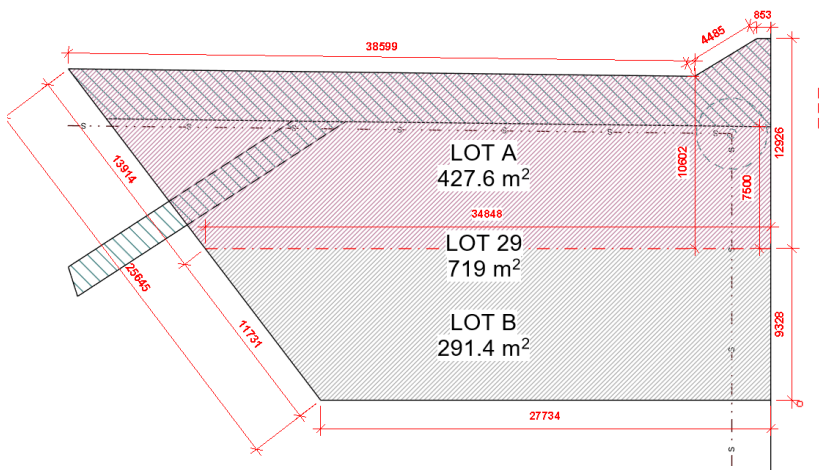
### - LOT A

- 12.9m frontage at building line
- 427.6m<sup>2</sup>

### - LOT 2

- 27.7m & 34.8m in length
- 9.3m in width
- 291.4 m<sup>2</sup>

The proposal is therefore put forward for council approvals.



## **9. DESIGN PROPOSAL**

The designs of all dwellings are based on energy efficiency principles with windows to living areas. The simple and elegant 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 duplex are designed to have a non symmetrical look when viewed from the street.

The front setbacks for both dwellings comply with council requirements.

## **10. 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.

### **11. 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.

### **12. 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.

### **13. Urban form - Objective**

The proposed new dwelling satisfies the Objectives of Urban form due to the following:

- Front elevation is articulated with steps to main entry.
- The facade design and building footprint integrate into the overall building form and enhance the desired street character.
- Private open space is accessible from the living area.
- Private garden is adjacent to neighbouring yards.

### **14. Landscaped area and Parking**

The proposal complies with Design guidelines and the relevant sections of the Bankstown DCP requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

## 15. Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines for private open space of 80m<sup>2</sup> per dwelling:

- **LOTS A & B**

**Dwelling A = 148 m<sup>2</sup> private open space**

**Dwelling 2 = 87m<sup>2</sup> private open space**

## 6. 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.

A BASIX certificate indicating compliance with the Energy Requirements is attached.

## 17. Compliance Table

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

# LEP & DCP COMPLIANCE TABLE

CONTROL	REQUIRED	PROVIDED	COMPLIANCE
<b>Bankstown Local Environmental Plan 2023</b>			
<b>Land Use Table</b>	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...”	<b>Dual Occupancy</b>	<b>YES</b>
<b>Clause 2.7 – Demolition requires development consent</b>	The demolition of a building or work may be carried out only with development consent	<b>Demolition Plan including tree removal submitted with DA</b>	<b>YES</b>
<b>Clause 4.1A – Minimum lot sizes and special provisions for dual occupancies</b>	The consent authority may grant development consent for the subdivision of: a) a dual occupancy (attached), if the	<b>Lot A: 427.6 m<sup>2</sup></b> <b>Lot B: 291.4m<sup>2</sup></b>	<b>YES</b>

	<p>size of each lot to be created will be at least 250 m<sup>2</sup>, or</p> <p>b) a dual occupancy (detached), if the size of each lot to be created will be at least 350 m<sup>2</sup></p>		
<b>Clause 4.3 – Height of Buildings</b>	Not to exceed the maximum height shown for the land on the “Height of Buildings Map” being 9 m	<b>7m</b>	<b>YES</b>
<b>Clause 4.4 – Floor Space Ratio</b>	Not to exceed the floor space ratio shown for the land on the “Floor Space Ratio Map” being 0.5	<b>Total floor area:</b> 356m <sup>2</sup> <359.5m <sup>2</sup>	<b>YES</b>
<b>Bankstown Development Control Plan 2012 – Part B1 – Residential Development</b>			
<b>Subdivision – Clause 4.1</b>	The two dwellings forming a dual occupancy (attached) may be subdivided to a minimum lot size of 250 m <sup>2</sup> per dwelling	<b>Lot A: 427.6m<sup>2</sup> &gt; 250 m<sup>2</sup></b> <b>Lot B:291.4m<sup>2</sup> &gt; 250 m<sup>2</sup></b>	<b>YES</b>
<b>Storey Limit (not including basement) – Clause 4.4</b>	The storey limit for dual occupancies is 2 storeys	<b>2 storeys</b>	<b>YES</b>
<b>Setback to the primary road frontage – Clause 4.8</b>	5.5 m to the ground floor 6.5 m to the first floor	<b>Lot A:</b> <b>6.5m to GF &amp; FF</b> <b>6m to GAR</b>	<b>YES</b>
		<b>Lot B:</b> <b>6.5m to GF</b>  <b>6.5M to FF</b>  <b>6m to GAR</b>	

<b>Setbacks to the side boundary – Clause 4.10 &amp; 4.11</b>	0.9 m for wall height ≤ 7 m 1.5 m for wall height > 7 m	<b>minimum is 0.9m setback and wall height are less than &lt;7m</b>	<b>YES</b>
<b>Private Open Space – Clause 4.14</b>	Min. 80 m <sup>2</sup> per dwelling behind the front building line with min. dimension of 5 m throughout	<b>Lot A: 148 m<sup>2</sup> Lot B: 87 m<sup>2</sup></b>	<b>YES</b>
<b>Access to Sunlight – Clause 4.15, 4.16 &amp; 4.17</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 8 am and 4 pm at the mid-winter solstice</li> <li>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</li> <li>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</li> </ul>	<b>3 hours provided to front livings for both dwellings</b>  <b>3 hours provided to neighbouring properties</b>  <b>3 hours provided to POS</b>	<b>YES</b>
<b>Building Design – Clause 4.25</b>	The maximum roof pitch for dual occupancies is 35 degrees	<b>3 degrees colorbond &amp; tiles</b>	<b>YES</b>

## 18. URBAN DESIGN DETAILS

- **Significant landscapes**

The site is not situated in an area of any significant landscape precincts. Proposed landscaping plan is as attached.

- **Energy Efficiency**

Development proposal is compliant with the requirements of the BASIX certificate.

- **Garden Design and Fences**

Rear and side boundaries; fencing shall generally be 1.8m high fence.

## 19. CONSTRUCTION AND SITE MANAGEMENT

- **Landscape Construction**

Landscaping will be as per Council's requirements and as denoted on drawings with Area calculations.

- **Construction Management**

Waste management plan and Erosion and Sediment Control plan details have been shown on the drawings. Site analysis plan is also shown in the drawings. Hours of operation will be as per Council requirements.

- **Building Services**

All appliances will be as per the BASIX requirements. Clothes drying line and Rainwater tank will be installed as per BASIX certificate.

## 20. 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 LEP2023, as well as DCP2023, 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 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.