

STATEMENT OF ENVIRONMENTAL
EFFECTS

Proposed construction of an attached duplex with
Swimming Pool

At

29 Queensbury Road Padstow Height

Issued: 9th Oct

Prepared by

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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SoEE) has been prepared as part of a development application for the demolition of existing structures and the construction of a 2 storey dual Occupancy at 29 Queensbury Road Padstow Height.

It is proposed to undertake the development in two stages:

1. Construction of an attached dual occupancy
2. Torrens Title subdivision to create 2 allotments (Lot A: 621.1 m², Lot B: 605.4 m²)

The subject site falls within Canterbury-Bankstown Council. The Canterbury-Bankstown Local LEP 2023 and the Canterbury-Bankstown DCP 2023 applies to the subject site.

The site has primary west frontage to Queensbury Road width of approximately 15.36m.

The site is zoned R2 Low Density Residential LEP 2023 with a permitted FSR of 0.5:1 and height limit of 9m under the Canterbury-Bankstown Local Environmental Plan 2023 Dual Occupancies are permissible with consent within the R2 Zone and the proposal has been designed to comply with the key planning controls including height, FSR, landscaping, deep soil zones and setbacks. The site is not listed as a heritage item nor with the vicinity of a heritage item, the site is also not located within a heritage conservation area. The site is not located in the area of Flood Prone zone.

A total site area is approximately 1220 sqm. The subject land parcel slopes from the front of the site towards rear, a fall of approximately 1m. As such, the development has been designed to follow the natural contours of the site.

The built form character along Queensbury road is a mix of modern style and two storey residential dwellings. The proposed dual occupancy has been designed appear as a two storey dwelling to be consisted with the low density built form character along Queensbury Road with the development seeking to utilise the land in accordance with the zoning and will contribute towards increasing the housing stock of Queensbury Road by providing an additional dwelling in an accessible location.

Having consider the benefits of the proposal and regarding the absence of adverse environmental, social and economic impacts and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment.

1.2 PROPOSED DEVELOPMENT

The application seeks consent for the following development as detailed in the drawings accompanying the application.

The scheme proposes:

- Demolition
- Construction of a 2 storey dual Occupancy with swimming pool
- Secondary dwelling

2 SITE AND CONTEXT

2.1 LOCALITY DESCRIPTION

The subject site is known legally as Lot 9 DP 27590, Queensbury Road Padstow Height NSW 2211

The subject site is a rectangular block, situated on the east side of Queensbury Road. The subject site is in close proximity to transport facilities and other amenities.

2.2 SITE DESCRIPTION

The built form character along Queensbury Road is a mix of modern style and two storey residential dwellings of mixed ages interspersed by larger two storey residential dwellings and dual occupancies. This development is consistent with both the existing and emerging character of the area. It is noted that many residential dwellings within Queensbury Road are currently experiencing a revitalisation of its built form towards larger two storey architectural designed modern residential dwellings and dual occupancies.

Refer to figure 1.



Figure 1: Site Plan
(Source: NSW Planning Portal)

The development seeks to utilise the land in accordance with the zoning to increase the housing stock within the locality while providing an attached dual occupancy development that appears as a two-storey development that is compatible with the existing low-density character along Queensbury Road.

Located within an established residential area, the built form pattern is characterised predominantly by a mix of older style single storey residential interspersed by recently constructed large two storey modern residential dwellings and dual occupancies.

It is expected with the current demand for housing, it is anticipated that the current stock of low-density housing is expected to continue to be redeveloped as larger two storeys dwelling or comparable dual occupancy developments.

A dual occupancy is appropriate within the subject site as it is located near schools neighbourhood shops, public reserves and is within proximity to key arterial road networks, noting that the development site is located within 50m walking distance of bus stops on Queensbury Road.

Photographs are provided overleaf that give context to the locality and also the relationship of the development site with adjoining developments

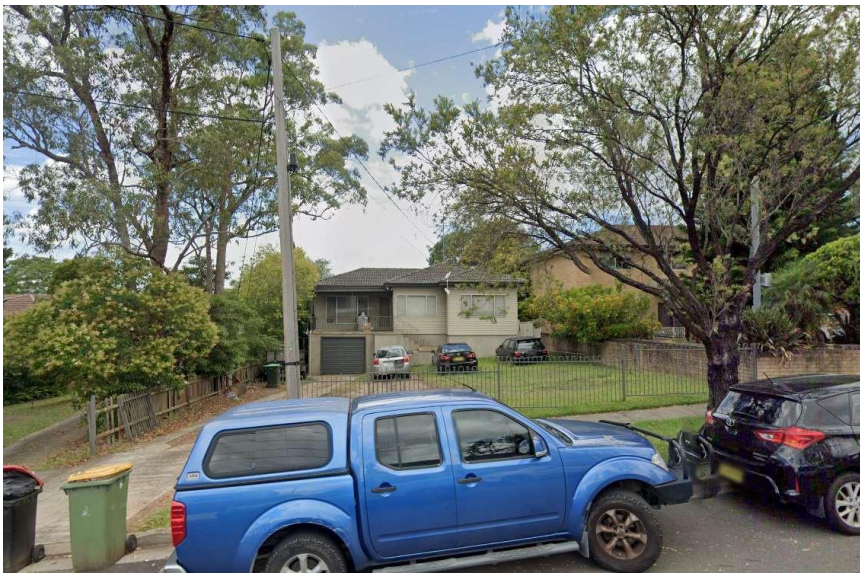


Figure 2: The subject site as viewed from Queensbury Road

3 DEVELOPMENT PROPOSAL

The scheme proposes:

- Construction of a 2 storey attached dual occupancy
- Swimming pool
- Secondary dwelling

3.1 DESIGN INTENT

The built form responds well to the context, orientation and shape of the site. It proposes construction of two storey dual occupancy along with swimming pool and outbuildings. Vehicular access is provided at Queensbury Road.

Internally the built form responds well to the context, orientation and shape of the site.

The proposed building form creates a housing complex that will be responsive to and compatible with the positioning of the site and the future development potential in the immediate area. The dwelling design is proposed to compliment the scale and design of housing within the area, with careful consideration of open plan design for the habitable rooms and bedrooms to allow for adequate functioning of the dwellings.

3.2 DESIGN CONCEPT

The proposed dual occupancy (attached) is designed with two distinct levels:

- Ground Floor: The ground floor contains the active living areas, including a family room, dining room and private open space situated area at the rear of the building. This level also incorporates a porch, Alfresco, laundry areas, WIR, Storage, toilets and stair to the first level. Each dwelling has a single width garage.
- First Floor: The first floor of each dwelling contains the more passive sleeping areas, with each unit containing 4 bedrooms and street facing balcony and bathrooms.

3.3 DEVELOPMENT CONTROL PLAN

Canterbury Bankstown Local Environmental Plan 2023 – Compliance with DCP/LEP

The development site is zoned R2 Low Density Residential under the provisions of the Canterbury Bankstown Local Environmental Plan 2023 as illustrated by Council’s zoning map extract below.



Figure 3: Zoning Map (Source: Planning Portal)

Dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other but does not include a secondary dwelling.

The proposed dwelling is compatible with the evolving higher-scale low density residential character of the surrounding locality towards larger architectural designed contemporary two storey dwellings and dual occupancies. The site is well located with appropriate access to public transportation, community infrastructure and recreation.

Canterbury Bankstown Development Control Plan 2023			
Clause	Controls	Comment	Complies
Section 4 Dual Occupancies			
4.1	Subdivision	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 450m ² per dwelling. We have two lots subdivided, Lot A is 621.1 m ² and Lot B is 605.4 m ²	YES
4.2	Storey limit	The proposed development contains two storeys.	YES
4.4	Reconstituted	The proposed ground level on the site	YES

	Ground Level	do not exceed a height of 600mm above the ground level	
4.5	Setback	The proposed development are within 9m height limitation.	YES
4.6	Street Setback	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. We have 6m front setback for the ground floor and 7m for the first floor.	YES
4.8	Side Setbacks	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. The side setback is 900mm and all the side wall proposed are within 7m height.	YES
4.12	Private Open Space	Dual occupancies must provide a minimum 80m ² 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. As the landscaping plan shows, we have POS more than 80 sqm with the short edge of 6.4m.	YES
4.13, 4.14, 4.15, 4.16	Solar Access and Cross Ventilation	The provision of suitable solar access for both the site and neighboring properties is deemed essential, and this commitment is reflected in the attached plans. Additionally, shadow diagrams are included to illustrate compliance with the stipulated minimum solar access requirements The design of the proposal incorporates thoughtful features, such as appropriately sized and positioned windows, to facilitate ample solar penetration and cross ventilation within the proposed dwellings. This comprehensive approach is expected to result in a high standard of residential	YES

		amenity for future residents, emphasizing energy efficiency and minimizing adverse environmental impacts.	
4.17, 4.18	Visual and Acoustic Privacy	<p>The proposal incorporates design elements aimed at mitigating potential visual, privacy, and acoustic impacts, with a focus on elevating the overall residential amenity.</p> <p>These elements encompass the arrangement and internal layout of dwellings, the positioning and size of windows, the choice of proposed building materials, and the integration of features such as setbacks, as detailed in the attached plan.</p> <p>It is assessed that the proposed development will yield a favorable outcome for the site, ensuring a superior level of residential amenity for future residents while avoiding any detrimental impact on the existing residential amenity enjoyed by neighboring properties.</p>	YES
4.21	Demolish	The proposed dual occupancies demolish all existing dwellings (not including any heritage items) on the site.	YES
4.22	Building Design	It is deemed that the proposal leads to a fitting outcome on the site and within the context of the area, contributing to the orderly development of the locality.	YES
4.23	Roof Degree	<p>The maximum roof pitch for dual occupancies is 35 degrees.</p> <p>We proposed 3 degree colorbond roof</p>	YES
4.28	Car Park	<p>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:</p> <p>(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</p> <p>(b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</p> <p>The proposed garage have 7m front</p>	YES

		setback and are properly covered by the front balcony.	
4.32	Landscape	The proposed landscaping area covers 335.64sqm, surpassing the minimum requirement of 227.64 sqm (30%). Additionally, the proposal complies with the requirement of allocating 50% of the deep soil to the rear of the site and 20% to the front, meeting the stipulated criteria.	YES
Section 3 - Secondary Dwelling			
3.1	Lot Size	A secondary dwelling is permissible on a site with a minimum lot size of 450m2.	YES
3.2	Site Cover	(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.	YES
3.3	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.	Yes
3.10	Side and rear setbacks	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.	Yes
3.23	Building design	The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	Yes
SECTION 13-ANCILLARY DEVELOPMENT (OUTDOOR STRUCTURES)			
13.12	Swimming pools and spas	Swimming pools and spas must locate behind the front building line.	Yes

13.13	Setback	The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.	Yes
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4 CONCLUSION

After a thorough examination of the pertinent planning controls, it is determined that the proposed development aligns with the objectives, planning strategies, and detailed controls outlined in these planning documents. The assessment has also considered potential environmental and amenity impacts associated with the proposed development, and this report comprehensively addresses these considerations.

Considering the positive aspects of the proposal and the absence of adverse environmental, social, or economic impacts, this application is hereby submitted to the Council for assessment and the granting of development consent. We strongly recommends the approval of the application, subject to the inclusion of necessary, relevant, and appropriate conditions of consent.

JMJ Homes