

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

**DEMOLITION OF ALL EXISTING STRUCTURES AND
CONSTRUCTION OF A TWO STOREY DWELLING
WITH POOL**

@ 9 Queensbury Road, Padstow Heights NSW 2211

Prepared by



NEMCODESIGN
Pty. Ltd.

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PART A - GENERAL

Introduction

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

1. Demolition of all Existing Structures
2. Construction of a Two Storey Dwelling with Pool

All existing structures on site are proposed to be demolished as a part of new development. The proposal is as shown in the drawings.

1.2 Details of Site

Address	9 Queensbury Road, Padstow Heights NSW 2211		
Site Details	LOT	A	
	D.P	409706	
Site Area	632.3 m ²		

1.3 Objectives of the proposal

All buildings are proposed to be **demolished** as a part of new development.

Objective is to propose:

1. *Construction* of a **Two-storey dwelling & Pool**

1.4 Methodology

The sections of the Statement of Environmental Effects correlates to the Canterbury-Bankstown Council DCP 2023. The proposal has been assessed in accordance with Canterbury-Bankstown Council – Design guidelines and the relevant sections of the Bankstown Council DCP 2023 & LEP requirements.

1.5 Location map

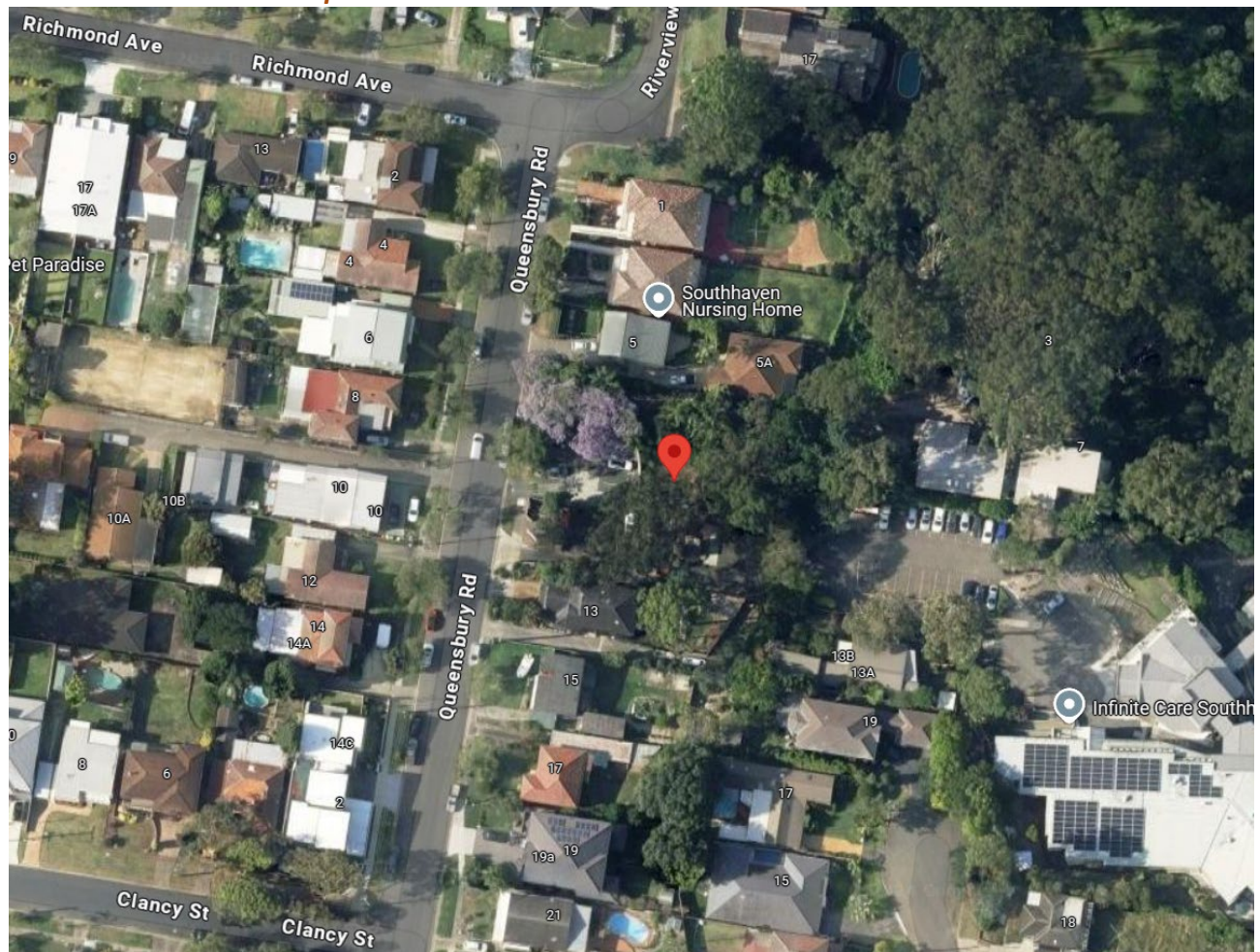


Figure 1: Site Location

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 facade of the proposed two storey dwelling is designed to have a modern look enhanced with use of varying depths, new materials and elements.

PART C – CANTERBURY/BANKSTOWN COUNCIL DCP 2023 DESIGN GUIDELINES**3.1 Checklist**

- Part 1: TWO-STOREY DWELLING**

NEW HOUSES - CHECKLIST AS PER REQUIREMENTS OF CANTERBURY-BANKSTOWN COUNCIL DESIGN GUIDELINES - Chapter B1

	Required	Provided	Compliance
DESIGN GUIDELINES			
FSR	0.50:1 = 316.1m ² (site area = 632.3m ²)	314.5m² proposed > 316.1m ²	YES
SHARED PRIVATE OPEN SPACE	Minimum 80m ² - Per Dwelling with a minimum dimension of 5M	80m² proposed	YES
DWELLING SETBACKS			
FRONT SETBACK	Primary frontage- 5.5M to Ground Floor 6.5M to First Floor	7.17m to Porch MIN. 6.46 m to GF MIN. 7.108 m to FF MIN. 5.91 m to BAL	YES
SIDE SETBACK	0.9M for wall height >7M 1.5M for wall height <7M	MIN. 0.95 m to GF & FF MIN. 0.95 m to ALF MIN. 1 m to Pool	YES
REAR SETBACK	-	21.63 m to GF & FF MIN. 16.63 m to ALF MIN. 11.4 m to POOL	-
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys provided	YES
	Maximum building height 8.5M	8.5M max. building height	YES
DESIGN ESSENTIALS CHECKLIST			
SITE SETBACKS	As per DCP 2023 Canterbury-Bankstown Council	As per DCP 2023 Canterbury-Bankstown Council	YES
ROOF	-	6 degrees colorbond skillion roof for first floor. 11 degrees colorbond pitched roof for part of ground floor. 4 degrees colorbond skillion roof for alfresco. All eaves as per BASIX.	YES
FENCE TYPE	Rear and side boundaries fencing to be 1.8M high	Rear and side boundaries fencing are to be 1.8M high	YES

3.2 Building Footprints

OBJECTIVES

The proposed house complies with the objectives of the building footprint, i.e.,

- To provide a variety of streetscapes that reflects the character of different precincts.
- To create an attractive and cohesive streetscape within local precincts.
- To maximize provision of solar access to dwellings.
- To minimise the impacts of development on neighbouring properties regarding view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

3.3 Performance Measures

FRONT SETBACKS

The proposed dwelling complies with the front setbacks, i.e.,

- Availability of direct vehicle access to the street.
- Proximity to open space areas.
- Setbacks:

- Two-storey dwelling

- Refer to table above

REAR SETBACKS

- Two-storey dwelling

- Refer to table above

SIDE SETBACKS

- Two-storey dwelling

- Refer to table above

PART D - RESIDENTIAL CHARACTER

4.1 Residential character

The proposal is consistent with the existing residential character in regards 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 dwellings during most of the daytime. All the areas are well ventilated and serve openness to both houses.

4.2 Design features

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

4.3 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. The garage is architecturally integrated within the building form.

PART E - FLOOR SPACE

5.1 Development site - Objective

The site area is 632.3 m².

Proposed new dwellings combined **gross floor area (GFA)** is:

- Two-storey dwelling

- 153.2 m² GF
- 161.5 m² FF

- TOTAL:

- 314.5 m²

The proposal complies with Design guidelines and the relevant sections of the Canterbury-Bankstown Council DCP & LEP 2023 requirements.

5.2 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.

5.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Canterbury-Bankstown Council DCP 2023 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

5.4 Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines for private open space.

- **TWO-STOREY DWELLING = 80 m²**

5.5 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 solar planning requirements.

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

PART F - URBAN DESIGN DETAILS

6.1 *Significant landscapes*

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

6.2 *Energy Efficiency*

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

6.3 *Garden Design and Fences*

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

PART G - CONSTRUCTION AND SITE MANAGEMENT

7.1 *Landscape Construction*

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

7.2 *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.

7.3 *Building Services*

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

PART H – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Canterbury-Bankstown Council DCP 2023.

Plans / Elevations submitted are substantially in accordance with the DCP requirements.

The proposed developments have required site setbacks and comply with the landscaped area requirements.

All care has been taken to ensure that the proposal positively contributes to the streetscape.

We therefore believe the proposal merits Council approval.