

PROPOSED DUPLEX AT 88 JUNO PARADE, GREENACRE, NSW 2190.

22.01.2025

Revised on 16.02.2025

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STATEMENT OF ENVIRONMENTAL EFFECTS.

1. INTRODUCTION

This report is to accompany a development application to Canterbury-Bankstown Council of the above development.

The proposed development is to demolish an existing house and a Shed and to build a new two storey attached duplex and associated Torrens Sub-Division of one Lot in to Two new lots. Each Duplex is designed to have 4 bed rooms, lounge, family room, TV lounge, kitchen and lockable garage.

The proposal is designed to meet the requirements of the Canterbury-Bankstown Council LEP-2023 and DCP-2023.

The purpose of this report is to provide a statement of environmental effects for the proposed development and details the following.

- Information on the site
- Description of the proposal
- A summary of the environmental effects.

2. THE SITE AND THE EXISTING DEVELOPMENT

2.1 The Site

The proposed site is situated at 88 Juno Parade in Greenacre. It is regular in shape, 14.955m wide and 26.525m long and having an area of 537.50sqm. It is North-South oriented. The site is slightly sloping to the street in the front. There is one larger tree existed within the site at the front of the property.

2.2 The Existing Development

A single storey house with painted clad walls and tile roof and a Metal Shed at the back are existed in the subject site.

3 PROPOSED DEVELOPMENT

The proposed development is a new two storey attached duplex and associated Torrens sub-division of one lot in to two new lots.

Each House consists of 4 Bed rooms, Lounge, Family Room, Kitchen, Balcony and Pergola.

Area of New Lot-1	268.75 sqm
Area of New Lot-2	268.75 sqm
Total Area of Lot-1 +2	537.50 sqm

	House-1	House-2	House 1+2
Ground floor area	77.50 sqm	77.50 sqm	155 sqm
First floor area	56.50 sqm	56.50 sqm	113 sqm
Total floor area	134 sqm	134 sqm	268 sqm
Garage area	18 sqm	18 sqm	36 sqm
alfresco area	21.60 sqm	21.60 sqm	43.20 sqm
Balcony area	5.60 sqm	5.60 sqm	11.20 sqm
Entry area	5.60 sqm	5.60 sqm	11.20 sqm
Private Open Area	93 sqm	93 sqm	-

(Note: Floor Area for Houses calculated as internal face of External Walls and the Garage and stair one time excluded)

	New Lot-1	New Lot-2	New Lots-1 + 2
Floor Space Ratio	0.5 : 1	0.5 : 1	0.5 : 1
Coverage	131 sqm (48.8%)	131 sqm (48.8%)	262 sqm (48.8%)
Landscape Area	80 sqm (30%)	80 sqm (30%)	160 sqm (30%)
Deep Soil Area	80 sqm (30%)	80 sqm (30%)	160 sqm (30%)
Soft Landscape in the Front Yard	25.8sqm (46.9% of Fr. Yard)	25.8sqm (46.9% of Fr. Yard)	51.6sqm (46.9% of Fr. Yard)

3.1 Setbacks

Setback to Northern Boundary (Front)	= 7.5 m
Setback to East Boundary	= 0.977 m
Setback to Southern Boundary (Rear)	= 12.525m
Setback to West boundary	= 0.977m

3.2 Private Open Space

The proposed area of private open space for house-1 = 93 sqm
The proposed area of private open space for house-2 = 93 sqm

The private open spaces are located at the back and directly connected to the family room of each house. The private open spaces are to be landscaped to achieve the best visual quality mainly to the occupants.

3.3 LEP-2023 & DCP-2023 Compliance Table

	Required	Proposed	Compliance
Minimum Lot Size for Duplex	500 sqm	537.5 sqm	Yes
Minimum Frontage of property	15m	14.955m	No (Seeking Variation)
Front Setback - Ground Floor	5.5m Minimum	7.5m	Yes
Front Setback - First Floor	6.5m Minimum	7.5m	Yes
Side Setbacks	900mm Minimum up to 7m wall height	977.5mm	Yes
Front Setback to Garage	6.0m Minimum	7.5m	Yes
Overall Height	8.5m Maximum	8.1m	Yes
Floor Space Ratio (FSR)	0.5 : 1	0.5 : 1	Yes

3.4 Variations

The required minimum frontage for a Duplex should be of 15m. But the Subject property is having only 14.955m, which is short of 45mm.

The applicant is seeking variation from the council for the non-compliance of the Property Frontage.

3.5 Appearance

The proposed duplex is designed to have Rendered and Painted Brick Veneer Walls to the Front and face brick brick veneer walls to sides and the rear. The front part of the Duplex is to have Tile Pitch Roof and metal Single Sloped Roof to the back. The roof form is designed to reduce the bulk effect of the building and façade is articulated to create interesting appearance to the streetscape. Various elements are introduced to the front elevation to create interesting streetscape. The entrance/porch to each house is designed to have tile pitch roof. The colour and texture of external materials including driveway paving are selected carefully to blend with the surrounding.

3.4 Sub-Division

The land is proposed to be sub-divided in to two new lots and with Torrens title. The new lots 1 and 2 are designed to be equal in area. Lot-1 to have an area of 268.75 sqm and also the new Lot-2 to have 268.75 sqm.

3.5 Car Parking

Each house is provided with garage for one car and additional car shall be parked in-front of the house on the driveway off street.

3.6 Shadows

Winter shadows are shown in the drawings submitted with the DA. Shadows falls over the immediate property at the East and West, however, it shall not fall more than 2 hours continuously between 9am and 3pm during mid winter directly over the existing house or the private open area.

3.7 Landscape

The landscape is to be established as per the drawings prepared by 'Greenland Design-Landscape Architects', and submitted with the DA.

There is one large tree located at the front is to be retained and two other overgrown Palm Trees to be removed.

4 SUMMARY

We envisage that,

- The proposed development is an appropriate and compatible use of the site.
- The proposed development shall have very little negative impact on the environment.
- The proposed development is blends with the immediate surrounding.