

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposal:

**SECTION 4.55 Modifications involving minimal
environmental impact, of the Environmental Planning
and Assessment Act 1979
(Minor Changes to the External Wall Finishes)**

**Demolition of all existing structures, Torrens Title
Subdivision into 2 proposed lots, Construction of a Two-
Storey Attached Dual Occupancy Dwelling and Pools,
External Wall Finishes Changes under S4.55**

@ 5 SEWELL AVENUE, PADSTOW HEIGHTS

Prepared by



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Pty. Ltd.

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PART A - GENERAL

1.1 Introduction

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

1. Demolition of all existing structures
2. Torrens Title Subdivision into 2 proposed lots
3. Construction of a Two-Storey Attached Dual Occupancy Dwelling with Pools

The proposal is shown in the drawings.

1.2 Details of Site

Address: 5 Sewell Avenue, Padstow Heights
Site Details: LOT 19
D.P. 29235
Site Area: 603.2 m²
Zoning: R2 Low Density Residential (BLEP 2015)

The Proposed Site is affected under Environmentally Sensitive Area - Coastal Zone and Acid Sulfate Soils Assessment Guidelines and Acid Sulphate Soils, as per Acid Sulfate Planning Guidelines adopted by the department of Planning, Industry and Environment.

1.3 Objectives of the proposal

The objective is to propose:

1. Demolition of all existing structures
2. Torrens Title Subdivision into 2 proposed lots
3. Construction of a Two-Storey Attached Dual Occupancy Dwelling with Pools
4. **ISSUED FOR S4.55 - Refer to S4.55 Section for Information**

1.4 Methodology

The Statement of Environmental Effects has been assessed in accordance with Canterbury-Bankstown Council Design Guidelines and the relevant sections of the Bankstown DCP 2015 & LEP requirements.

1.5 Location map

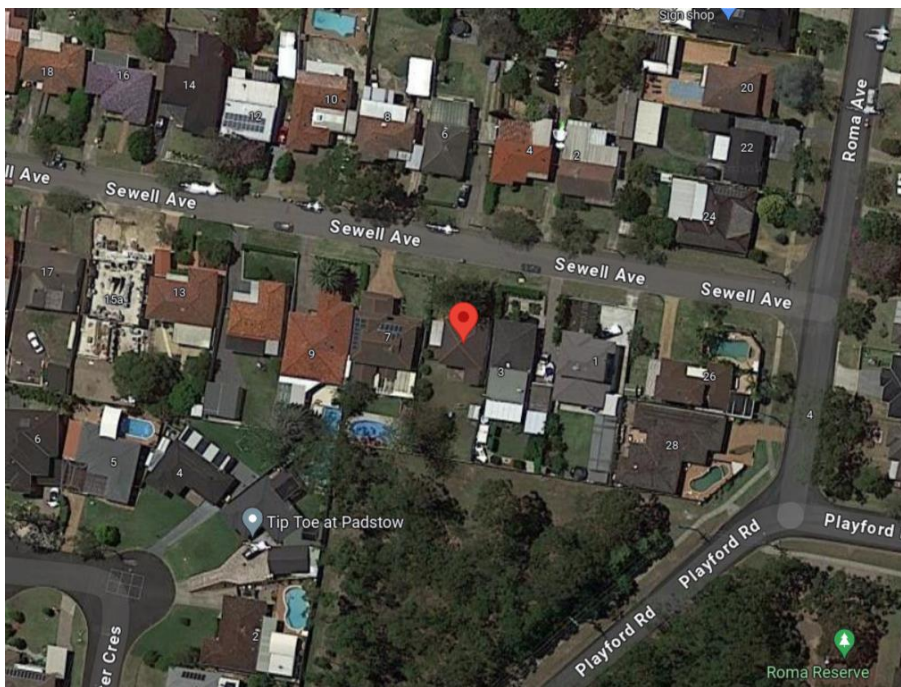


Figure 1: Site Location

PART B – SUBDIVISION AND DESIGN PROPOSAL

Subdivision proposal is to:

1. *Subdivide* the existing lot into **two proposed lots**.

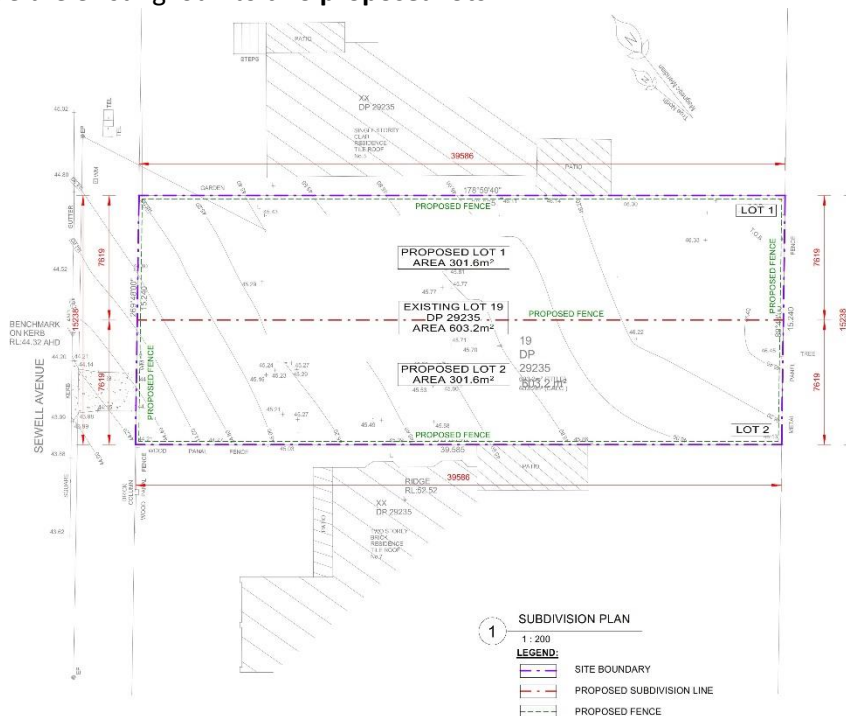


Figure 2: Subdivision Plan

The **existing lot size** is approx. (as per survey plan):

- 603.2 m²

Proposed lot sizes will be approx.: - **LOT 1**

- 301.6 m²

- **LOT 2**

- 301.6 m²

The proposal is meeting Council requirement of each Lot size of not less than 250sq.m.

The proposal is therefore put forward for council approvals.

2.1 Design Proposal

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

The front setback for all dwellings complies with council requirements.

PART C – BANKSTOWN DCP 2015 DESIGN GUIDELINES

3.1 Checklist

- **DUAL OCCUPANCY DWELLINGS**

CHECKLIST AS PER REQUIREMENTS OF BANKSTOWN DCP 2015 DESIGN GUIDELINES - Chapter B1

	Required	Provided	Compliance
DESIGN GUIDELINES			
FSR	0.50:1 of total site area: Max. Allowable FSR = $0.5 \times 603.2\text{m}^2 = 567.1\text{m}^2$	LOT1–152.5m ² LOT2–152.5m ² Total FSR = 301 m ² (49.9%)	YES
PRIVATE OPEN SPACE	Minimum 80m ² - Per Dwelling with a minimum dimension of 5M	LOT 1 – 80 m ² LOT 2 – 80 m ²	YES
DWELLING SETBACKS			
FRONT SETBACK	Primary frontage (to primary road) - 6.0M to Garage 5.5M to Ground Floor 6.5M to First Floor	Min. 5.358m to PORCH Min. 6.654m to GF & FF Min. 7.012m to GAR	YES
SIDE SETBACK	0.9M to GF & FF for Wall Height < 7.0m 1.5M to GF & FF for Wall Height > 7.0m	Min. 0.924M to GF & FF WALL HEIGHT 6.1M < 7M	YES
REAR SETBACK	-	Min. 13.010M to ALF Min. 17.014M to GF Min. 18.783M to FF	YES
WALL HEIGHT	Max. 7.0M for 0.9 Side Setback for House Max. 3.0M for Granny	Wall height < 7m - Houses	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys provided	YES
	Max. 9.0M	Building height < 9M	YES
DESIGN ESSENTIALS CHECKLIST			

ROOF	-	3 degrees roof pitch for Houses Colorbond sheeting proposed. All eaves as per BASIX	YES
FENCE TYPE	<i>Rear & side boundaries fencing 1.8M high</i>	Rear & side fencing 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 dwellings comply with the front setbacks, i.e.,
- Availability of direct vehicle access to the street,
- Proximity to open space areas,
- Setbacks:
 - Lot 1 – Refer to compliance table
 - Lot 2 – Refer to compliance table

PART D – RESIDENTIAL CHARACTER

4.1 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.

4.2 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.

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. Both garages are architecturally integrated within the building form.

PART E – FLOOR SPACE

5.1 Development site - Objective

The site area is currently 603.2 m².

After proposed **sub-division** into LOTS 1 & 2, **site areas** will be:

- LOT 1
 - 301.6m²
- LOT 2
 - 301.6m²

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

- LOT 1
 - 152.5m²
- LOT 2
 - 152.5m²

The proposal complies with Design guidelines and the relevant sections of the Bankstown DCP & LEP 2015 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 Bankstown DCP 2015 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 of **16 m² per dwelling**.

- LOTS 1 & 2

Dwelling 1 = 80 m² with min. dimension of 5M

Dwelling 2 = 80 m² with min. dimension of 5M

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 most solar planning requirements.

BASIX certificate indicating compliance with the Energy Requirements is 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 rainwater tank will be installed as per BASIX certificate.

PART H – LIVEABLE HOUSING DESIGN GUIDELINES

As per clause 11.1 chapter 5 of CBDP one dwelling must meet the requirements of a gold level standard. The 2nd dwelling must meet the requirements of a silver level standard

Dwelling 1 – Gold Level Standard

- 1100mm wide corridors – min 1100 provided (refer to floor plans)
- 2500mm min vertical clearance for parking – 3000mm clearance provided (refer to elevations)
- 1350mm x 1350mm level landing area – 1500 x 2050 level landing (refer to floor plans)
- 850mm min clear front door opening – 1200w door provided (refer to floor plans)
- 850mm min clear internal door opening – 850mm min provided (refer to floor plans)
- Internal passageways to be 1200mm wide – 1200mm provided (refer to floor plans)
- Min 1200 clearance in front of toilet pan – 1200 clearance provided (refer to floor plans)
- Min 900 x 900 shower hobless with 1200 clearance – 900 x 900 shower provided (refer to floor plans)
- Walls to comply with silver level as per livable housing design guideline (refer to floor plans)
- Stairs to be 1000mm clear in width – 1200 wide provided (refer to floor plans)
- 1200mm clearance in between bench spaces – 1200 provided (refer to floor plans)
- 1200mm clearance in laundry area – (refer to floor plans)
- Provide a 10sqm bedroom exclusive of wardrobe – (refer to floor plans)

- Light switches between 900-1100H – (refer to floor plans)

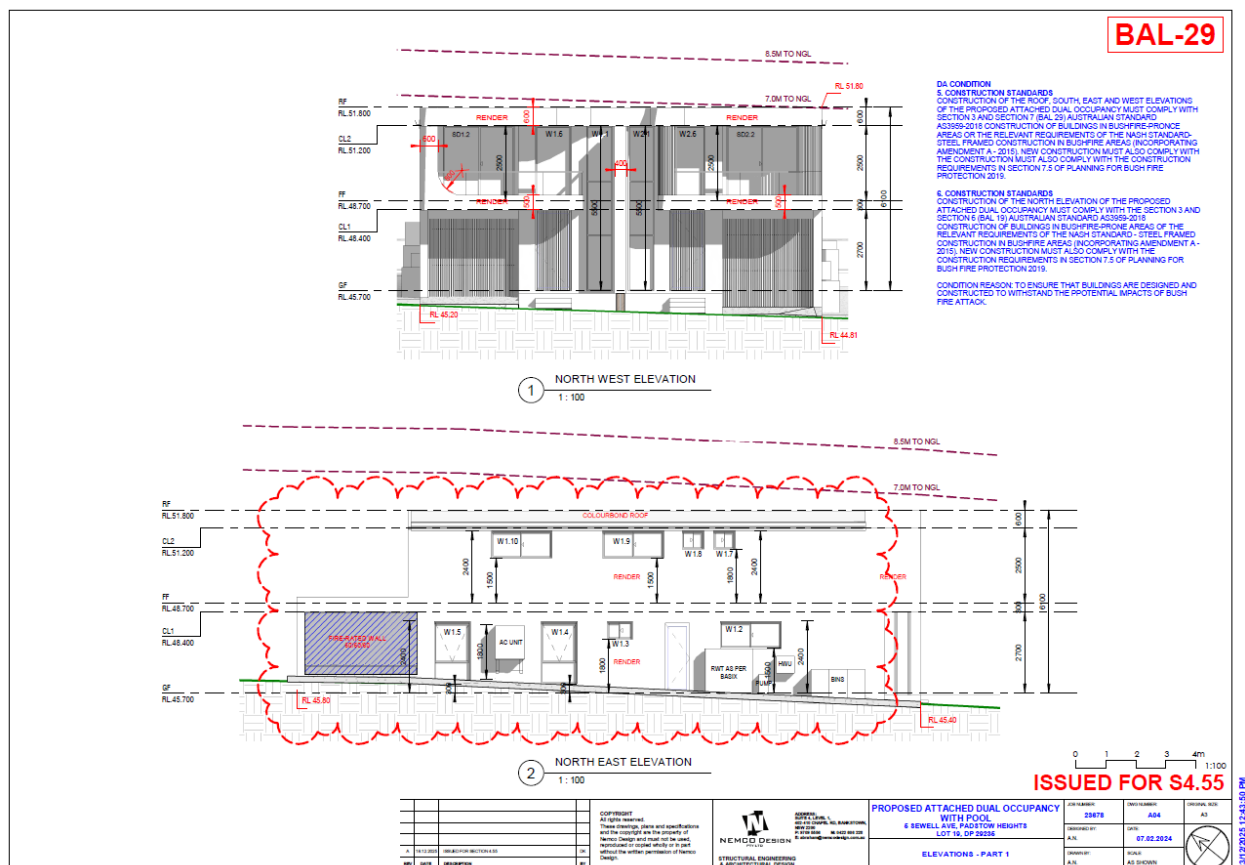
PLEASE NOTE I HAVE APPLIED THE GOLD STANDARD TO BOTH DWELLINGS. REFER TO LIVEABLE DESIGN GUIDE AS SHOWN IN OUR ARCHITECTURAL PLANS.

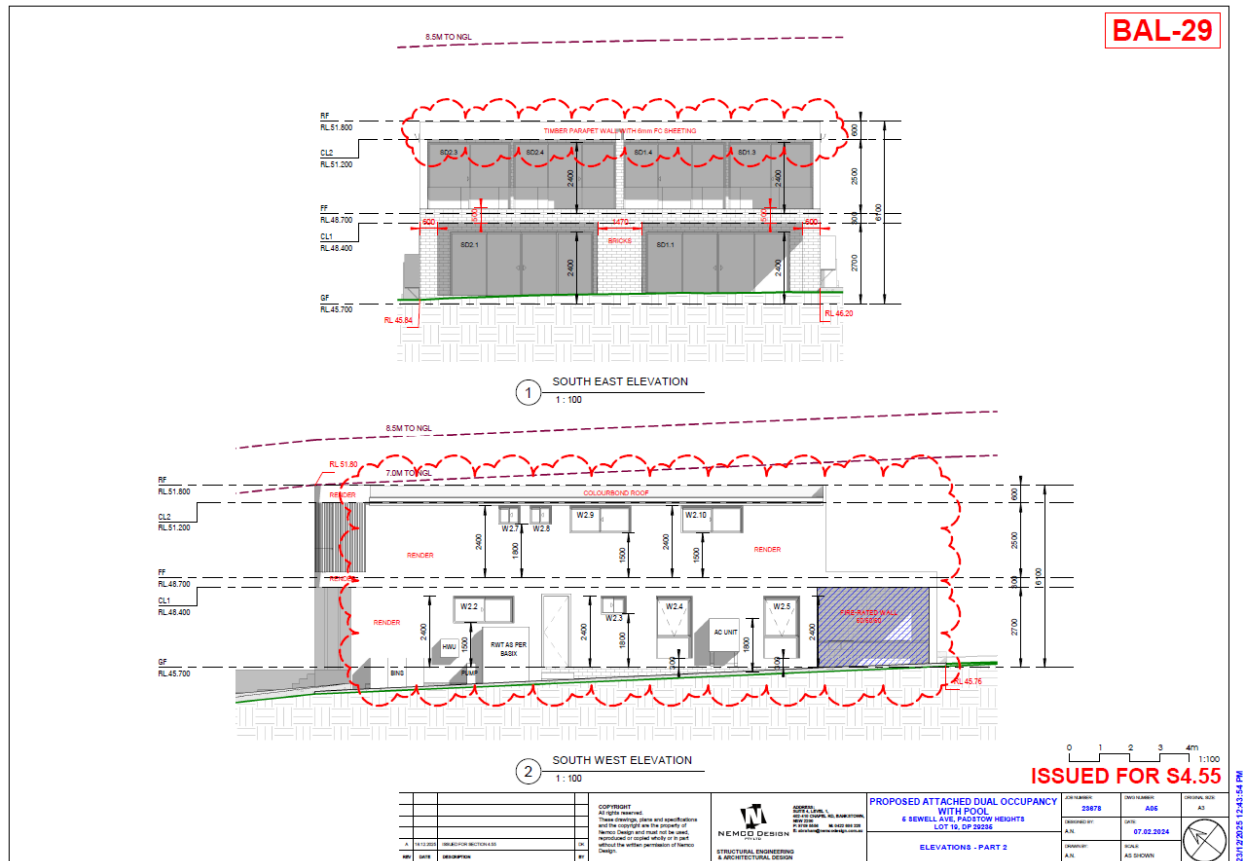
PART I – MODIFICATIONS UNDER S4.55

The proposed amendments to the initial application are as per below comments and images.

- External wall brick finishes have been amended to rendered wall finishes on the south-west and north-east elevations, with partial application to the south-east elevation.

Elevations Amendments:





PART J – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Bankstown DCP 2015.

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.