

STATEMENT OF ENVIRONMENTAL EFFECTS

Mr & Mrs Laws

Lot 22 No.34 (DP 15604)
Glassop Street,
YAGOONA
Bankstown Council

4th MARCH, 2022

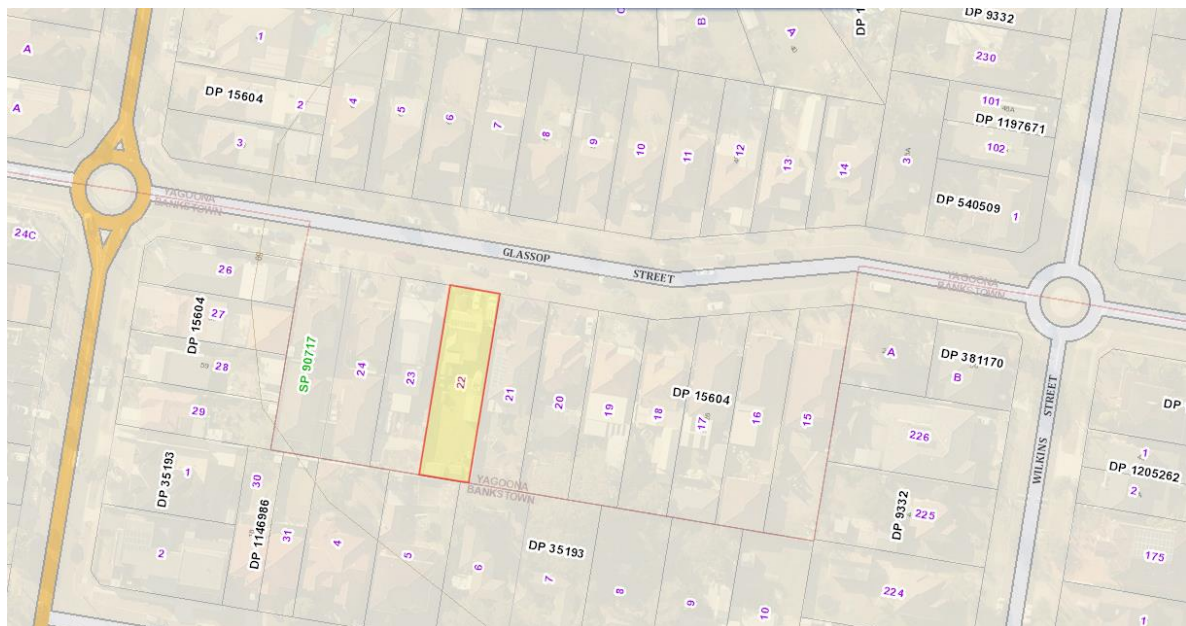
Job No. 14571

Site Suitability:

The site is situated on the southern side of Glassop Street, Yagoona. It consists an area of 624.40sqm. The property is currently occupied with a single story clad dwelling which will be demolished prior to the commencement of any works by owner.

The property has a fall to the northeastern corner of property by 0.5m in relation to its topography.

The locality is characterised by a mix of single and two storey dwellings older and more newly constructed homes in the modern era, which are either of face brickwork finish or cement rendered finish. The dwelling is well adapted to the proposed and existing streetscape and surrounding developments within the locality.



Development Control Plan (DCP) Design guidelines:

The proposal is for a single storey brick veneer dwelling with a colorbond roof. A front setback of 6.0m to the front of the building which is from the southern boundary and rear setback of 22.35m is from the northern boundary. The side setbacks are 0.92m right hand side from the western boundary and 1.225m from the eastern boundary.

The proposal is single storey dwelling consisting of a informal open plan, media room as well as a double lock up garage, while the rest of the home consist of 4 bedroom, bathroom and ensuite. The dwelling has a total floor area of 246.11m² which includes garage, alfresco and porch

The Harmony 12.5 design is very well adapted to the existing surroundings and character to the Yagoona area. The home has style and articulated external walls relating to roof geometry and the mixed use of material. Material finishes such as face brickwork and colorbond roof set a desirable precedent in the surrounding areas matching new and existing dwellings the proposal is single storey to minimise bulk and scale to the development.

Present and previous uses:

Currently occupied with a single story clad dwelling which will be demolished prior to the commencement of any works by owner.

Compliance with Development Standards:

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

(a) Relevant Planning Instruments

The premises are situated in an area zoned R2 Low Density Residential under Bankstown Council's DCP and pursuant to DCP for the Panania area. The construction of a dwelling is permissible in this zoning, with Council consent. Compliance with the DCP is summarised in the following table: -

Issue	Council Requirement Min	Proposed	Comment
Allotment Size	450sqm	624.40sqm	<i>Complies</i>
Front Setback (m)	5.5m	6.0m	<i>Complies</i>
Side Setback (m)	900mm	0.92m(lhs) & 1.225m(rhs)	<i>Complies</i>
Rear Setback (m)	Adjoining dwellings	18.43m	<i>Complies</i>
Car Spaces	2 Accessible Spaces	Double garage	<i>Complies</i>
Floor space Ratio	0.50:1	0.35:1	<i>Complies</i>
Landscape Area	45% in front buildingline	46%	<i>Complies</i>
Stormwater Disposal	To water tank. Off/ow to street or easement	To water tank. O/f/ow to street	<i>Complies</i>
Solar Access	Sitting to maximise solar access	east facing living & family areas	<i>Complies</i>
Height Limit	2 storeys	1 storey	<i>Complies</i>
Private open space	80.00sqm	236.0sqm	<i>Complies</i>

From the above summary, it is clear that the proposal is within compliance with all relevant criteria.

Privacy, Views and Overshadowing:

The attached plans indicate that we are constructing a single storey dwelling;

Our proposal will also receive the minimum four hours of sunlight to its private open space.

The setbacks and window configuration of our proposal ensures that the privacy of the adjoining sites will not be affected, existing fences to remain.

Drainage:

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Stormwater will travel to the proposed water tank and overflow to the street in accordance with stormwater plan provided

Erosion & Sediment control:

Erosion and sediment measures will be in place prior to demolition of the home by the owner. Allworth homes will ensure that these measures are carried through to the construction stage. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. With sediment control fencing around this area.

Heritage:

There is no indication that this property is effected by heritage nor the structure that stands on the property.

Flood control lot

The property is not flood affected.

Acid Sulphate Soils

The property is not affected.

Ecological Sustainable Development:

The proposal demonstrates cross flow ventilation throughout the dwelling. Wall insulation to the value of R 2.0 and ceiling insulation to the value of R 3.5 has been included in this design to warm the house in winter and cooler in summer.

It is proposed to install an above ground water tank with a capacity of 3000 ltrs for the dwelling. Water to be used for flushing toilets, laundry and gardens, which satisfies the requirements of the policy.

Open space & landscaping

The residents have quiet a large amount of open space to enjoy and landscape as desired with an 18.0m deep rear yard

Submissions

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

Conclusion

The proposal is permissible within the zoning and complies with all relevant DCP relating to Canterbury-Bankstown Council.

As a consequence the dwelling should be approved as proposed.

Yours Faithfully,

Allworth Constructions Pty Ltd