

Statement of Environmental Effects

Report prepared for development at:

**Lot A, 33 Sharp Street
Belmore NSW 2192**

Proposed development:
Double Storey Dwelling

Local authority:
Canterbury Bankstown Council

Burbank Australia (NSW) Pty Ltd

ABN 88 610 822 770

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Burbank Australia Pty Ltd
DB-U 45297
CB-L 39815
ABN 91 007 099 872

Burbank Australia (NSW) Pty Ltd
ABN 88 610 822 770
NSW BL 295627C
ACT BL 2016566

Burbank Australia (QLD) Pty Ltd
ABN 77 103 014 615
QBCC 1046544

Burbank Australia (SA) Pty Ltd
ABN 96 165 533 406
BLD 266709

Introduction

This document has been prepared to provide supporting information for the development of a new residential dwelling on the above property.

Proposal

The site has an area of 505.9 sqm which is currently occupied. The proposal is for a new brick veneer double storey residence to be constructed vacant block. Any waste or noise created from the dwelling will be associated from the use of domestic purposes only.

Building Setbacks

The proposed front boundary setback is 5.26m. The proposed side boundary setbacks are 0.928m and 0.920m. The proposed rear boundary setback is 18.642m.

Building Height

The proposed dwelling is single storey and maintains a maximum ridge height above natural ground level of 7.502m.

Site Coverage

The total site Coverage proposed is 35.9%

Energy Efficiency

The proposal complies with BASIX requirements and a BASIX certificate accompanies the development application.

Car Parking

On-site parking will be provided in the proposed double attached garage to achieve councils minimum parking requirements to have a minimum of 2 parking provisions. Understanding that the Lot has a width of less than 12.5m the DCP 2012 Part B B1.4.8 C7 advised that the lot is to have a single width garage and to have the additional parking location in front of the garage.

We wish to justify the use proposed design to have a double car garage.

The proposed design is a 5 bedroom home and to facilitate the needs of the dwelling and its occupants additional parking provisions are needed.

By having a double car garage the dwelling will reduce the off-street parking

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requirements reducing additional vehicles being parked in the street. The driveway is to be tapered to have a single vehicle crossover to reduce the double car garage's impact upon the street frontage and in turn maintaining additional street parking as well.

The dwelling has been designed with a single panel lift door rather than having 2 garage doors and the first floor is cantilevered over the front wall of the garage to help in reducing and dominance and focus from the garage to the living portions of the dwelling. The mix of modern materials and architectural elements also takes focus off the garage.

We hope that council looks favorable on approving the design of the dwelling with the double car garage due to the improved site use and reduction on off street parking and design focus on reducing the garage impact upon the street

Building Materials

The proposed dwelling will be constructed of new materials. These materials will be pre-fabricated and therefore minimize any waste. The dwelling will be of brick veneer construction with a timber frame and tiled roof.

Siting, Design and Earthworks

The site is to be cut & filled to provide a level building platform R.L. 38.22

The proposed dwelling has been designed so that its shape, size and height is keeping with the area.

Sedimentation Control

Sedimentation control fencing has been indicated on the site plan and will be erected prior to works commencing on the proposal and maintained throughout the construction process.

Waste and Storm water Disposal

Being of residential nature the proposal will have minimal effects in regard to waste and storm water disposal. Storm water disposal is as per hydraulic design.

Conclusion

The proposed development has been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

The proposal is therefore considered an appropriate and acceptable development of the site.

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