

S T A T E M E N T O F E N V I R O N M E N T A L E F F E C T S

For the Proposal of:

**Demolition of all existing structures, and the proposal of an
two storey dwelling with inground swimming pool**

Council District:

Canterbury - Bankstown Council

Address:

No. 25 Bellbird Street, Canterbury

Client:

Christopher Azzam

Date:

February 2022

Our Reference:

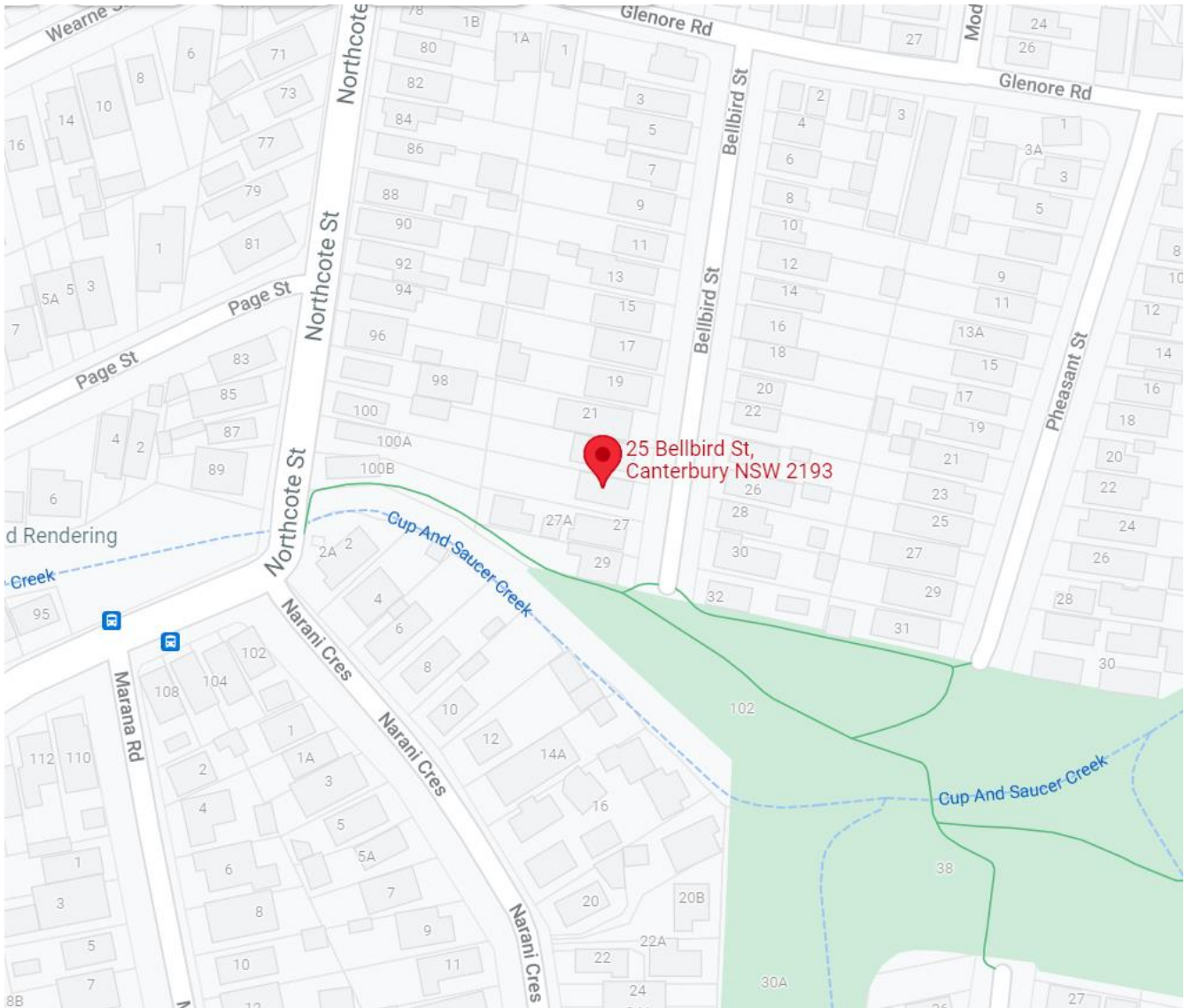
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INTRODUCTION

This development application is submitted to council for assessment and approval for the demolition of existing structures, and the proposal of a double storey dwelling with inground swimming pool

LOCALITY

Lot No 15
Dp No: 11299



STREETSCAPE ANALYSIS

The site is located on Bellbird Street. The site is located on the Western side of Bellbird Street. The address is No 25 Bellbird Street, Canterbury. The site is currently occupied with a single storey clad dwelling with existing secondary dwelling

The surrounding area and allotments are primarily of single storey and two storey dwellings

P R O P O S E D D E V E L O P M E N T T Y P E

The proposed development is two storeys. The development has been designed on an allotment on Bellbird Street.

N A T U R A L L A N D F O R M & T O P O G R A P H Y

The subject site falls from the eastern to western boundary

T H E P R O P O S E D D E V E L O P M E N T

The proposal will consist of the demolition of existing structures, removal of trees and the erection of a newly proposed two storey dwelling with an inground swimming pool. The proposed development shall provide for contemporary open – plan living spaces with an extension to large transitional recreational areas.

The new development takes into account the existing pattern of residential development in Canterbury. Attention has been made to detail of fences, driveways and landscaping to ensure consistent treatment and contextual harmony with the proposed architectural design and streetscape.

B U I L D I N G H E I G H T

The storey limit for a development in Canterbury – Bankstown council is maximum 8.5m. We achieve this as our height of building is 7.3m

S I T E P L A N N I N G & S T R E E T S C A P E

The development takes advantage of the site's capabilities, topography, orientation and other positive attributes.

The new development presents modern architectural features which contribute to an improved streetscape, enhancing the visual amenity of the neighbourhood.

It is also in harmony with those developments found in the immediate vicinity to the site, and its general locality. It is of the size and scale expected by the Council's Urban Housing DCP objectives for this locality.

S I T E D E S I G N C A L C U L A T I O N S

For the purpose of this calculation and for reasons of clarity, areas are recorded for the proposed development

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map

Due to the above clause and map, the maximum floor space allowable on this subject allotment is **341.45 sqm. (0.5:1)**

UNIT 1:

Site Area:	682.90 m ²
Ground Floor Area:	141.47 m ²
First Floor Area:	129.31 m ²
Existing granny flat	52.00 m ²
Total Area:	322.78 m ²
Courtyard Area:	96.23 m ²

Site Area:	682.90 m²
Total Floor Area:	322.78m²
F.S.R Achieved:	0.47: 1

S T R E E T S C A P E I M P R O V E M E N T S

Current improvements comprise of the demolition of a single storey clad dwelling, and the erection of a two storey dwelling development with the use of face brick cement render + paint finishes. The proposed design and external finishes ensure that it is within the future developments of building design and architecture in this locality (refer to colour schedule).

S E T B A C K S

Dwelling house with a frontage of 12.5m or less:

Control 2.

*Front setback – minimum setback of 5.5m from the front boundary = **complies as our front setback is 7.2m***

*Side setback – minimum setback of 900mm front side boundary = **complies as our side setbacks are 1m & 1.2m***

*Rear Setback – minimum setback of 6m from the rear boundary = **complies as our rear setback is greater than 6m***

(setback measurements shown on plans)

E N V I R O N M E N T A L I M P A C T

The proposal is permissible under the current zoning. The proposal intends to remain compatible with the surrounding region and adjoining developments. Design & layout of the development aims to maintain the objective of the current development control plan.

Considering all circumstances, this development proposal can be seen to meet council's planning objectives and it is reasonable form of development for the subject site.

Given the planning controls for the site, the proposed development complies with the stated controls for residential development. Hence, the development is feasible.

S I T E A N A L Y S I S

The design of the development produces minimal negative impact on adjoining developments and the neighbourhood. A site analysis has been prepared for assessment.

The site layout and building design considers existing characteristics, opportunities and constraints of the site and its surrounds.

S O L A R A C C E S S

Common recreation areas of this proposal have been orientated and designed to optimize northern solar penetrations into the spaces at most critical times of the day.

E N E R G Y E F F I C I E N C Y + C O N S E R V A T I O N

generally, the proposal endeavours to provide for the following objectives in order to maximise potential for an energy efficient development:

- The orientation of the site in having an east - west orientation will have a positive effect on the development, thus minimising energy usage. This will allow for provision of natural ventilation, daylight, and solar energy.
- Insulating the dwelling during the construction stages will minimise winter heat loss and make use of solar energy where practical.

S I T E D R A I N A G E

The site has a fall to the rear and drains to councils' stormwater lines, Refer to hydraulic and engineer's details and plans.

S O C I A L & E C O N O M I C C O N S I D E R A T I O N

The proposal is not anticipated to cause any detrimental social or economic consequences. The proposal will offer positive influence in:

- Reinforcing the residential character of the area
 - Improving streetscape activity and appearance.
- In our opinion, the proposal will not have any adverse effect on the community.

T R A F F I C , C A R P A R K I N G & A C C E S S

One garage car space and one driveway car space is provided for onsite parking facilities for the development. Driveway, garage and car spaces, as per the proposed ground floor plan, are appropriately located for easy vehicular movement and connection to the street network.

The proposed driveway and garage comply with Council's code and are permissible for parking needs.

P R I V A C Y

Privacy will not be of an issue as the setbacks of the proposal are within council setbacks. The proposed dwelling also complies with council building height regulations. Screening, by the use of landscaping and boundary fencing and frosted glass in windows are used in the design to maintain visual privacy between on site and adjoining dwelling

P U B L I C U T I L I T I E S

Water, sewer, electricity and telephone services sufficient to satisfy the anticipated demand by the future occupants of the proposal currently service the subject site.

Therefore, the public utilities of the site appear to be satisfactory.

L A N D S C A P I N G & O P E N S P A C E

Shrubs have been allocated adjacent the driveway in order to soft the hard surface areas facing the street.

A detailed landscape plan has been prepared for assessment.

The landscape design integrates the architectural style of the proposed dwelling. The landscape treatment is in keeping with existing vegetation in an attempt to enhance the streetscape value.

The private open space allowed for the dwelling is clearly defined for the private use of habitants.

The terrace designed at the rear of each dwelling with sliding doors provide for a transition space between the indoors and outdoors, allowing outdoor living with privacy

Each dwelling surpasses the minimum landscaping and private open space area required by council.

Landscape Achieved: 169.39sqm

C O N C L U S I O N

The proposal complies with all of the Council's technical design requirements and town planning objectives, and will have no significant adverse impact on any other adjoining or nearby properties.

The design, parking, traffic and drainage aspects of the proposed development have been considered and are satisfactorily seen.

The site can adequately accommodate the proposed development, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted.
We look forward to Council's advice.

Yours faithfully,

Jack Tannous