



STATEMENT OF ENVIRONMENTAL EFFECTS

Mr Christopher
& Mrs. Alison Wise

Lot 2, No. 44 (DP 876)
Balmoral Avenue,
Croydon Park, NSW 2133

City of Canterbury Bankstown
Council

14TH February 2022

Job No. 302334

Site Suitability

The site is situated on Balmoral Avenue and is the subject of this application. The property is currently occupied with an existing dwelling and will be knocked down and developed with a Double storey brick veneer dwelling.

The site is rectangular in shape with a total area of 459.84m² and a fall in relation to the topography of the land of approximately 1.0m from the Eastern boundary to the Western boundary.

The locality will be characterized by predominately single storey dwellings. These homes are either of face brickwork finish and lightweight cladding finish which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.

Development Control Plan (DCP) Design guidelines

The proposal is for a double storey brick veneer dwelling with a tiled roof. The dwelling has a front setback of 6.04m from the Western boundary while the rear setback is 16.770m from the Eastern boundary. The side setbacks are 0.92m from the Northern boundary and 0.988m from garage & 1.588m from the Southern boundary.

The proposal is a double storey dwelling consisting of formal and informal open plan entertaining areas, bathrooms, living room and a double lock up garage to the ground floor. The dwelling has a total floor area of 293.05m² which includes the ground floor, first floor, garage, porch, balcony and the alfresco.

The **Turquoise 31** design is very well adapted to the existing surroundings and character in the Croydon Park area. The home has style and character with the introduction of articulated external walls and variations in roof geometry, therefore minimizing the bulk and scale of our development. Finish of materials such as face brickwork, cladding, face brickwork piers and a tiled roof adds architectural elements and vision for future construction and sets a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape is strengthened with a well-designed proposal that incorporates a well-articulated front façade that incorporates architectural design elements.

Environmental Heritage

There is no indication that this property is affected by heritage or in the vicinity of a heritage item.

Privacy, Views and Overshadowing

The attached plans indicate that we are constructing a double storey dwelling, which will have some overshadowing onto the neighboring property's. The minimum requirement of four hours of sunlight to their private open space will be achieved.

Our proposal will also receive the minimum three 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.

Drainage

The slab-on-ground will result in minimal disturbance to the natural slope of the land.

Compliance with Development Standards

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

(α) *Relevant Planning Instruments*

The premises is situated in area zoned Residential under Bankstown LEP and pursuant to the current DCP for the Panania area. The construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the Disclosure Plan is summarized in the following table:

Issue	Council Min-Max Requirements	Proposed	Comment
Front Setback (m)	5.50m	6.040m	Complies
Side Setback (m)	900mm	0.988m & 1.588m	Complies
Rear Setback (m)	0.9m	16.770m	Complies
Car Spaces	2 Accessible Spaces	Double garage	Complies
Cut & Fill	600m max cut/fill	0mm cut & 43mm fill	Complies

(maximum)			
Stormwater Disposal	<i>To street, easement or absorption trenches</i>	<i>To street</i>	<i>Complies</i>
Height Limit	<i>9.0m to ridge</i>	<i>7.661m N.G.L to ridge at the highest point</i>	<i>Complies</i>

From the above summary, it is clear that the proposal complies with all of council's requirements and their Development Control Plan.

Open Space & landscaping

Referring to the Site plan it is evident that the owners of the property have enough area to landscape as desired upon completion of their new home.

Erosion & Sediment control

Erosion and sediment measures will be put in place by Hudson Homes prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed into the stormwater system.

Ecological Sustainable Development

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R 2.0 and a ceiling insulation to the value of R 3.5 has been included in this design to keep the house warm in winter and cooler in summer.

The proposal has a 3000L rainwater tank on the site. Water from the tank will be used for flushing toilets, laundry tap and service a garden tap. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

Submissions

It is expected surrounding neighbors 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

Councils DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully

Hudson Homes Pty Limited

PH: 1300 246 200