



**STATEMENT OF
ENVIRONMENTAL EFFECTS
(Incorporating a Site Analysis)
PROPOSED RESIDENCE**

Address: Lot 48 (No.13) Poole Street, Kingsgrove NSW 2208
Owner: Theoharis
Builder: Masterton Homes
Council: Canterbury-Bankstown Council
Date: 27/06/2022
Issue: A
Job No.: 2017565

1. INTRODUCTION

This Site Analysis and Statement of Environmental Effects accompanies the plans prepared by Masterton Homes job No. 2017565, sheets 1- 4 (inclusive) for submission to Council as a Development Application for a Single Dwelling with Attached Granny Flat.

The following statement and documentation consider the development control provisions specified within the Canterbury Local Environmental Plan 2012, the Canterbury DCP 2012 and Affordable Rental Housing SEPP 2009.

2. SITE ANALYSIS

2.1. EXISTING PROPERTY FEATURES

2.1.1. Property Dimensions

The development comprises of a single site that will not be subdivided. The regular shaped site has dimensions as follows:

Site Area is 548.60m²

2.1.2. Physical Description

The site is situated on the Northern side of Poole Street. Currently the site has an existing home that will be demolished under a separate application.

The site is located on the higher side of Poole Street and falls towards the Southern side of the property. Fall across the building platform is approx. 1.200mm, as illustrated on the site plan. Access to the site is from Poole Street.

The locality will be characterized by a mixture of single and two storey dwellings. The character of the street is changing, with most of the newer housing dominating the distant landscape.

The adjoining sites are developed.

3. PROPOSED DEVELOPMENT

This proposal is for the construction of a Two-storey dwelling with attached Granny Flat, to be built as a brick-veneer structure with exposed brick facade and Concrete roof tiles. Vehicular access will be obtained from Poole Street.

The proposed development will achieve the minimum front setback, with garages set back.
The proposed development comprises:

The proposal results in a gross floor area of 380.50m².

3.1.2. Streetscape and Building Design

Presentation to street is enhanced by utilising entry features, and articulation in façade. Walls facing the streets vary in design, with variation achieved through use of wall offsets and wall finishes. Dwelling entry is clearly identifiable. Garages are setback accordingly.

The proposed use of face brick with applied features generally complements the existing character of the locality and provide the diversity through blending with more contemporary developments that are slowly changing the architectural imprint of the area.

Earthy colours are proposed, that would eliminate high contrast levels.

Selection of building materials is widened by the proposed use of timber features.

The proposed materials, comply with the provisions of BCA / NCC.

Windows have been designed to allow views of private open space and the approach to the dwelling.

The proposed dwelling is not located next to, or in the vicinity of a heritage item.

3.1.3. Landscaping and Private Open Space

A concept landscape plan has been provided. Please refer to it for all landscaping-related issues.

Private open space has been provided for.

3.1.4. Vehicular Access and Car Parking

The planning objectives that relate to vehicular access and car parking have been achieved.

A garage has been provided and integrated into the design of the dwelling. The driveway is allowing for two vehicles to park behind the building line. Garage does not exceed 50% width of proposed dwelling frontage.

3.1.5. Cut and Fill

As the land has fall, the amount of cut and fill is limited due to the design of the dwelling. Dropped edge-beams will be used, as required, to contain / reduce fill within the perimeter of the proposed dwelling. No fill will leave or enter the proposed development site to establish required levels.

3.1.6. Visual Privacy and Acoustic Amenity

The main orientation of the proposed dwelling is towards the street. Bedroom windows have been designed, both in position and their size, to minimise overlooking of neighbours. Visual privacy is further enhanced by providing site setbacks well in excess of the prescribed minimum.

The acoustic amenity is maintained though locating all noise-generated areas to the rear of the dwelling.

3.1.7. Solar Design, Water and Energy Efficiency

Please refer to the attached BASIX certificate.

3.1.8. Site Facilities

Site facilities have been integrated into the design of the proposed development. For details refer to the attached site management plan.

3.1.9. Stormwater Drainage

Stormwater drainage for the proposed development has been designed in accordance with relevant Council's policies. The proposed dwelling will not significantly adversely affect overland flow behaviour.

4. All relevant numeric S.E.P.P (Affordable Housing) requirements is summarised in the following table:

Issue	Requirement	Proposed	Comment
Minimum Site Area	450.00sqm – 900sqm	548.60sqm	Complies
Land Zoning	Various	R3 – Medium Density Residential	Complies
Car Parking	No minimum	No Space – Off street as required	Complies
Floor Area	Max. 60.00sqm	52.70sqm	Complies
Site Coverage	Max. 50% - combined	38.8% - Combined	Complies
Landscaped Area	Min. 20% for lots 450.00sqm – 600.00sqm	44%	Complies
Private open space	Minimum. 24.00sqm and min. 4.00m	Provided 170.05sqm and min 4.00m	Complies
Floor Area	Max. 330.00sqm for lots 450.00sqm – 600.00sqm	329.90sqm - Combined	Complies

5. CONCLUSION

The proposed dwelling is permissible on the subject land and achieves high levels of compliance. Meeting the objectives has been demonstrated for the areas where numerical compliance wasn't achievable, or where the departure from strict numerical compliance is proposed by the applicant to further improve the amenity of neighbours and future residents.

Based on the above, we ask Council for favourable assessment.