

Canterbury Council

PROPOSED BRICK VENEER DWELLING

IN RESPECT OF
Lot 7, 9 Woorail Avenue KINGSGROVE 2208
FOR
Deidre Cheng
C/O WISDOM HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS



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INTRODUCTION

This document comprises a Statement of Environmental Effects to accompany a Development Application to undertake the construction of a double story brick veneer dwelling and Granny Flat

SITE & SURROUNDING LOCALITY

The subject site is bounded by a frontage to Woorail Avenue of 7.974 metres, a Western boundary of 1.444 metres, and a Eastern boundary of 1.300 metres and an Southern (rear) boundary of 3.860 comprising a total area of 600.7 m².



DESIGN GUIDELINES (DCP)

The proposal is for a double storey brick veneer dwelling and Granny Flat with selected tiled roof. The proposed residence will have a front setback of 7.94 metres, and a rear setback of 3.860 metres. The side setbacks of the proposed development will be a minimum of 1.300 m to the East side and 1.444 m to the West side of the property.

The proposed dwelling will consist of:

- Garage
- 5 Bedrooms (inclusive of 2 bedroom granny flat)
- Kitchen
- Leisure Area
- Dining Area
- Main Bathroom
- Laundry
- Powder Room
- Outdoor Leisure
- Upper Lounge

The floor area for the main dwelling is:

- Ground Floor = 137.43m²
- First Floor Living = 139.85m²
- Porch = 8.39m²
- Garage = 33.74m²

➤ Outdoor Leisure = 11.84m²

The total floor area for the proposed dwelling, including Garage, Porch & Outdoor Leisure = 412.11m².

The proposed residence will be a Wisdom Homes Majestic 35 – a design which will be adapted to the future surroundings and character in the Canterbury Council area.

The home is designed with style and character through the use of articulation to the external walls as well as variations to the roof, with the design minimizing the bulk and scale of our proposed development.

The overall appearance of our proposal is in keeping with Canterbury Council - Objectives and Development Control.

IMPACTS OF THE DEVELOPMENT

The proposal has no social or economic impact to the locality. Given the quality of the design the dwelling and proposed landscaping will have minimal impact on the existing streetscape other than to enhance the vision of the community.

The slab on ground construction will result in minimal disturbance to the natural slope of the subject land. Stormwater will be conveyed to the proposed rainwater tank located to the Eastern side of the proposed dwelling with the overflow discharged to the street, in which satisfies Council's requirements.

COMPLIANCE WITH DEVELOPMENT STANDARDS

The premises is situated in an area zoned *Residential (2)* under The Canterbury Council's LEP. The construction of a dwelling is permissible in this zoning, with Council's consent.

Compliance with the relevant DCP is summarized in the following table:-

Issue	Council Requirements	Proposed	Comment
Front Setback (m)	9.174m (min)	9.174m	Complies
Side Setback (m)	1.0m (min) ground 1.0m upper	1.3m Ground 1.44m Upper	Complies
Rear Setback (m)	6m lower floor 6m upper floor	16.671m lower floor 16.671m upper floor	Complies
Car Space	2 accessible spaces	Double garage	Complies
Floor Space Ratio	0.5:1	0.4987:1	Complies
Site Coverage	40%	38.53%	Complies
Cut & Fill	Cut: 1000mm Fill: 1000mm	CUT: 820mm FILL: 600mm	Complies
Stormwater Disposal	To RWT, overflow to street or rear existing easement	To street	Complies
Driveway Grade	Max 25%	15.1%	Complies

ECOLOGICAL SUSTAINABLE DEVELOPMENT

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R2.0 and ceiling insulation to the value of R3.5 has been included in this design to warm the house in winter and cool the house in summer.

It is proposed to install a 3000L above ground rainwater tank connected to all toilets and outdoor taps. This complies with the requirement of the NSW BASIX policy and all targets relating to water, energy and thermal comfort are achieved.

CONCLUSION

The proposed dwelling is of consistent standards to The Canterbury Council DCP requirements and its planning principles to best suit the site and the future surrounding properties.