

CANTERBURY BANKSTOWN COUNCIL

PROPOSED DOUBLE BRICK VENEER DWELLING

IN RESPECT OF
Lot 7, 14 Avoca Avenue BELFIELD 2191
DP: 19590

FOR
Fadi Dagher & Daniela Roman-Dagher
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 storey brick veneer dwelling & associated landscape works

SITE & SURROUNDING LOCALITY

The subject site is bounded by a frontage to Avoca Avenue of 12.190 metres, an Western boundary of 32.690 metres, and a Eastern boundary of 32.690 metres and an Northern (rear) boundary of 12.190 metres comprising a total area of 398.40m².

The locality is a newly developed residential site which will be maintained for the proposed development.



DESIGN GUIDELINES (DCP)

The proposal is for a double storey brick veneer dwelling with selected tiled roof. The proposed residence will have a front setback of 4.3 metres, and a rear setback of 9.640 metres. The side setbacks of the proposed development will be a minimum of 970mm to the Western side and 1020mm to the West side of the property.

The proposed dwelling will consist of:

- Garage
- 4 Bedrooms (inclusive of Master Suite with Ensuite)
- Kitchen
- Leisure Area
- Dining Area

- Main Bathroom
- Laundry
- Powder Room
- Outdoor Leisure
- Home Office
- Home Theatre
- Upper Lounge

The floor area for the main dwelling is:

- Ground Floor = 117.75m²
- First Floor Living = 129.30m²
- Porch = 4.54m²
- Garage = 32.20m²
- Outdoor Leisure = 18.96m²

The total floor area for the proposed dwelling, including Garage, Porch & Outdoor Leisure = 305.03m².

The proposed residence will be a Wisdom Homes Washington 32 – a design which will be adapted to the future surroundings and character in the Belfield 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 The Canterbury Bankstown - 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 City 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)	<i>5.5m (min)</i>	<i>5.5m</i>	<i>Complies</i>
Side Setback (m)	<i>0.9m (min)</i>	<i>0.97m RHS</i>	<i>Complies</i>
Rear Setback (m)	<i>6m lower floor</i>	<i>9.64m lower floor</i>	<i>Complies</i>
Car Space	<i>Single garage min.</i>	<i>Double garage</i>	<i>Complies</i>
Garage Width	<i>N/A</i>	<i>5.5m</i>	<i>Complies</i>
Site Coverage	<i>Ground Floor: 60%</i>	<i>Ground Floor: 37.64%</i>	<i>Noncompliant</i>
Cut & Fill	<i>Cut: 1000mm Fill: 1000mm</i>	<i>CUT: 140mm FILL: 140mm</i>	<i>Complies</i>
Stormwater Disposal	<i>To RWT, overflow to street or rear existing easement</i>	<i>To street</i>	<i>Complies</i>
Driveway Grade	<i>N/A</i>	<i>6.1%</i>	<i>Complies</i>
Landscape Area	<i>Min 15% of site</i>	<i>37.63%</i>	<i>Complies</i>
Private Open Space	<i>N/A</i>	<i>103.93m²</i>	<i>Complies</i>

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 Bankstown Council DCP requirements and its planning principles to best suit the site and the future surrounding properties.