



Masterton
HOMES

STATEME OF ENVIRONMENTAL EFFECTS

Development address:

LOT 12 DP 29262
15 WOLAROI CRESCENT
REVESBY NSW 2212

Clients:

MR R. R. CHAND

Council:

CANTERBURY-BANKSTOWN

Date:

12th SEP 2022

Masterton Homes

Cnr Sappho Rd & Hume Highway
Warwick Farm, NSW

Job No. 2017631

Site Suitability:

The subject site is situated on the west side of Wolaroi. Currently, the property is occupied by an existing single storey dwelling, which will be to demolish prior to the commencement of any structural works.

The property is an irregular shape with a total area of 604.00m² and a fall in relation to the topography of the land of approximately 1.84m across of the block.

The locality is characterized by a mix of single and two storey dwellings older and more newly constructed homes in the modern era, which are either of face brickwork finish or cement rendered finish. The dwelling is well adapted to the proposed and existing streetscape and surrounding developments within the locality.

Development Control Plan (DCP) Design guidelines:

The proposal is to construct a double storey brick veneer dwelling with a tiled roof. The proposed dwelling has a setback of 5.5m from the main wall and 9.687m from the Garage and the rear setback of 3.914m from the rear boundary. The right hand side setback is 0.944m and the left hand side setback is 0.93m.

The proposed dwelling consists of casual living areas and a double lockup garage, powder room, four bedrooms, two bathrooms including ensuite, alfresco. The total gross floor area of the dwelling is 343.77 m² (measured from the external face of the external walls of the dwelling).

The Harmony design is well adapted to the existing character of the surrounding area. The home is articulated well in terms of building mass, setbacks from the external walls and variations in roof geometry, therefore minimising the bulk and scale of our development. Materials finish such as face brickwork, tiled roof and aluminum-framed windows, adds architectural elements that contribute to the current construction trends 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, incorporating a well-articulated front façade. Additionally, variations in roof geometry; a front entry feature portico that provide good security; a double garage that sits behind the main façade and therefore does not dominate the streetscape and the use of aluminum-framed windows to the front façade. As a whole, our proposal creates a visually exciting design that blends with the streetscape.

Compliance with Development Standards:

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

(a) Relevant Planning Instruments

The premises are situated in an area zoned R2 Low Density Residential under Canterbury-Bankstown Council's DCP .The construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the DCP is summarised in the following table: -

Issue	Council Requirement Min	Proposed	Comment
Front Setback (m)	5.50m	5.5m Main Wall 9.687m Garage	Complies
Side Setback (m)	0.90m	0.93m RHS & 0.944m LHS	Complies
Rear Setback (m)	0.90m	2.148m	Complies
Car Spaces	2 Spaces	2 Spaces	Complies
Cut & Fill (maximum)	600mm fill or DEB	450mm cut and 450mm fill	Complies
Storm water Disposal	To water tank. O/flow to street or easement	To rainwater tank with overflow as per Hydraulics design.	Complies
Height Limit	2 Storey	2 Storey	Complies
Private open space	80.00m ²	85.00m ²	Complies
Floor space Ratio (Measured to the inside of external walls)	0.5:1 or 303.50m ²	0.43:1 or 260.59m ²	Complies

Privacy, Views and Overshadowing:

The attached plans indicate that we are constructing a double storey dwelling; this dwelling will have minimal impact onto the adjoining properties side/back yard, the neighbouring courtyards and living room windows will achieve the minimum required sunlight. Refer to the shadow diagrams.

Drainage:

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Storm water will travel to the proposed water tank and overflow to the street system as per hydraulic engineers details.

Erosion & Sediment Control:

Erosion and sediment measures will be in place prior to demolition of the home by the owner. Masterton homes will ensure that these measures are carried through to the construction stage. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin along with sediment control fencing around this area.

Ecological Sustainable Development:

The proposal demonstrates cross flow ventilation through family and kitchen areas.

Wall insulation to the value of R2.5 soundscreen and ceiling insulation to the value of R4.1 has been included in this design to warm the house in winter and cooler in summer.

It is proposed to install an above ground water tank with a capacity of 3000ltrs for the dwelling. Water to be used for flushing toilets, laundry and gardens, which satisfies the requirements of the policy.

Open space & landscaping

The residents have quite a large amount of open private space to enjoy and landscape as desired to the proposed house.

Submissions

It is expected surrounding neighbours 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

Council's 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,

Masterton Homes