

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed:

**1 - DEMOLITION OF ALL EXISTING STRUCTURES
2 – CONSTRUCTION OF A
TWO STOREY DWELLING WITH BASEMENT & POOL**

**@ 50 CHAELING STREET, GREENACRE
NSW 2190**

Prepared by



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PART A - GENERAL

1.1 Introduction

This Statement of Environmental Effects accompanies a Development Application to propose:

1. Demolition of all Existing Structures
2. Construction of a Two storey dwelling with Basement & Pool

All existing structures on site are proposed to be demolished as a part of new development. The proposal is shown in the drawings.

1.2 Details of Site

Address:	50 Chaseling St, Greenacre
Site Details:	LOT 75
	D.P. 35156
Site Area:	890.2m ²
Zoning:	R3

1.3 Objectives of the proposal

All buildings are proposed to be demolished as a part of new development.

The objective is to propose:

1. Demolition of all existing structures
2. Construction of a Two Storey Dwelling with Basement & Pool

1.4 Methodology

The sections of the Statement of Environmental Effects has been assessed in accordance with Canterbury-Bankstown Council – Design guidelines and the relevant sections of the Canterbury DCP 2012 & LEP requirements.

1.5 Location map



Figure 1: Site Location (Six maps)

PART B - DESIGN PROPOSAL

The design of the dwelling is based on energy efficiency principles with windows to living areas. The simple and elegant design of the proposed new house provides adequate solar and wind access to all dwellings in all habitable areas. The ceiling height in the dwelling increases the overall look of the rooms giving the house openness from inside and making it look more spacious. The front, rear and side setbacks of the dwellings is as per the DCP requirements.

The front facade of the proposed dwelling is designed to have a modern look enhanced with use of varying depths, new materials and elements.

The front setback for the dwelling complies with council requirements.

PART C - CANTERBURY DCP 2012 DESIGN GUIDELINES**2.1 Checklist**

- Part 1: TWO-STOREY DWELLING**

NEW HOUSES - CHECKLIST AS PER REQUIREMENTS OF DCP 2012 DESIGN GUIDELINES

	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
DESIGN GUIDELINES			
SITE AREA = 890.2 m²			
FSR	0.50:1 = 445.1 m ²	Two Storey Dwelling = 440.4 m ² TOTAL = 440.4 m ² < 445.1 m ²	YES
SITE COVERAGE	0.75:1 = 667.65 m ²	TOTAL = 652.4 m ²	YES
LANDSCAPING	45% forward of building line 54.4sqm	56.9 m ² > 54.4 m ²	YES
PRIVATE OPEN SPACE	80sqm	80m ² proposed	YES
DWELLING SETBACKS			
FRONT SETBACK	5.5m to GF 6.5m to FF	MIN. 9.3m to Basement MIN. 6.5m to Ground Floor MIN. 6.5m to First Floor	YES
SIDE SETBACK	0.9M to GF & FF 1.0M to Pool 0.9M to Outbuilding	0.928M to BAS, GF & FF 6.243M to Pool 0.936M to Outbuilding	YES
REAR SETBACK	0.9M to GF & FF 1.0M to Pool 0.9M to Outbuilding	14.635M to GF 12.062M to FF 7.734M to Pool 9.465M to Alfresco	YES
BUILDING HEIGHT	Maximum of 2 storeys	2 storeys	YES
	Max. building height 8.5M Max. outbuilding height 3.5M	Building height < 8.5M Outbuilding height < 4.8M	YES
DESIGN ESSENTIALS CHECKLIST			
SITE SETBACKS	As per Canterbury DCP 2012	As per Canterbury DCP 2012	YES
ROOF	-	3 degrees pitched roof Colorbond sheeting. All eaves as per BASIX.	YES
FENCE TYPE	Rear and side boundaries fencing to be 1.8M high	Rear and side boundaries fencing are to be 1.8M high	YES

2.2 Building Footprints**OBJECTIVES**

The proposed house complies with the objectives of the building footprint, i.e.,

- To provide a variety of streetscapes that reflects the character of different precincts.

- To create an attractive and cohesive streetscape within local precincts.
- To maximize provision of solar access to dwellings.
- To minimise the impacts of development on neighbouring properties regarding view, privacy and overshadowing.
- To encourage the efficient and sustainable use of land.
- To allow for landscaped rear and front yard areas.
- To promote public safety of public domain areas.

2.3 Performance Measures

FRONT SETBACKS

The proposed dwellings comply with the front setbacks, i.e.,

- Availability of direct vehicle access to the street.
- Proximity to open space areas.
- Setbacks:
 - Refer to compliance table

REAR SETBACKS

- Refer to compliance table

SIDE SETBACKS

- Refer to compliance table

PART D - RESIDENTIAL CHARACTER

3.1 Residential character

The proposal is consistent with the existing residential character in regards to setbacks to the proposed house, locations of the private open space to the rear of the site and location of driveway. The house façade is well articulated with the overall design. All care has been taken to ensure the privacy of neighbouring properties. Windows are well designed to allow enough sunlight to pass through and enlighten both dwellings during most of the daytime. All the areas are well ventilated and serve openness to both houses.

3.2 Design features

Various design features complement the dwellings such as variations in height, balcony and variety of structural elements in front and pergolas in rear.

3.3 Preferred configuration for new dwellings

The proposed house complies with the preferred configuration for new dwellings, by windows to the principal living room facing the street and private courtyards facing the front and rear boundary. The garage is architecturally integrated within the building form.

PART E - FLOOR SPACE

4.1 Development site - Objective

The site area is 890.2m².

Proposed new dwellings combined gross floor area (GFA) is:

- Two Storey dwelling

- 449.3 m²

The proposal complies with Design guidelines and the relevant sections of the Canterbury DCP & LEP 2012 requirements.

4.2 Urban form - Objective

The proposed new dwelling satisfies the Objectives of Urban form due to the following:

- Front elevation is articulated with steps to main entry.
- The facade design and building footprint integrate into the overall building form and enhance the desired street character.
- Private open space is accessible from the living area.
- Private garden is adjacent to neighbouring yards.

4.3 Landscaped area and Parking

The proposal complies with Design guidelines and the relevant sections of the Canterbury DCP 2012 requirements. Landscaping and driveway are as shown in the drawings as per the council requirements.

4.4 Private Open Space (POS)

The proposal complies with the Design guidelines and the relevant sections of the DCP Guidelines. We are proposing private open space of 80 m².

4.5 Solar Planning

Shadow diagrams have been provided. The design of the dwelling is prepared to ensure neighbouring properties get adequate solar access as per council requirement. We thus believe that the proposal satisfies solar planning requirements.

A BASIX certificate indicating compliance with the Energy Requirements is as attached.

PART F - URBAN DESIGN DETAILS

5.1 Significant landscapes

The site is not situated in an area of any significant landscape precincts. Proposed landscaping plan is as attached.

5.2 Energy Efficiency

Development proposal is compliant with the requirements of the BASIX certificate.

5.3 Garden Design and Fences

Rear and side boundaries; fencing shall generally be 1.8m high fence.

PART G - CONSTRUCTION AND SITE MANAGEMENT

6.1 Landscape Construction

Landscaping will be as per Council's requirements and as denoted on drawings with Area calculations.

6.2 Construction Management

Waste management plan and Erosion and Sediment Control plan details have been shown on the drawings. Site analysis plan is also shown in the drawings. Hours of operation will be as per Council requirements.

6.3 Building Services

All appliances will be as per the BASIX requirements. Clothes drying line and Rain water tank will be installed as per BASIX certificate.

PART H – CONCLUSION

In conclusion, the proposal satisfies most of the requirements of the Residential Construction Design Guidelines of the Canterbury DCP 2012.

Plans / Elevations submitted are substantially in accordance with the DCP requirements.

The proposed developments have required site setbacks and comply with the landscaped area requirements.

All care has been taken to ensure that the proposal positively contributes to the streetscape.

We therefore believe the proposal merits Council approval.