CLD Studio Pty Ltd

Statement of Environmental Effects

Report prepared for development at:

9 Miller Road Chester Hill

Proposed development:
The demolition of the existing dwelling and construction of new single storey dwelling

April 2023

Local authority:
Canterbury-Bankstown Council

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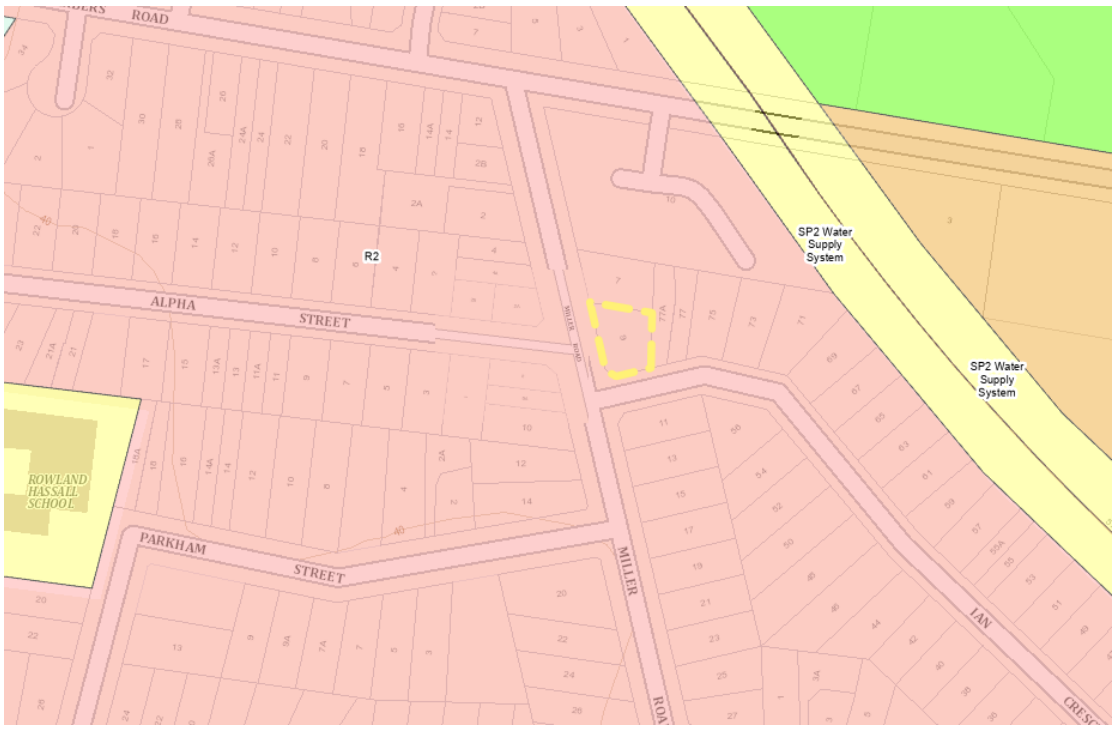
Introduction

This document has been prepared to provide supporting information for the development of a new single storey dwelling at 9 Miller Road Chester Hill.

Location

The subject site is located at 9 Miller Road Chester Hill within the established area of Canterbury-Bankstown Council.



Proposal

The site has an area of 556.7m² which is currently occupied by a single storey cladded home. The proposal is for the the demolition of the existing dwelling and the construction of a new attached single storey residence, the associated tree removal and landscaping works. Any waste or noise created from the dwelling will be associated from the use of domestic purposes only.

Local Environmental Plan & Development Control Plan

The subject site is within the Canterbury-Bankstown LEP 2022 and Bankstown DCP 2015.

Canterbury-Bankstown LEP 2022	
Zoning	R2
Height of Building	9m
Minimum Lot size	450m^2
Floor Space Ratio	0.5:1

Lot Information	**9 Miller Road Chester Hill**			
	Lot Area:	556.4		
	Lot Width:	20.1	Lot Length:	26.55
	Permissible	**Provided**	**Compliant**	**Notes:**
Storey Limit	2	1	Y	
Primary Road Setback	5.5	5.5	Y	
Secondary Road Setback	3	3.75	Y	
Secondary Road Setback (Garage)	5.5	0.92	**N**	Variation requested
Side Setback (<7m height)	0.9	0.92	Y	
Rear Setback (<7m height)	0.9	4	Y	
Private Open Space	80	80	Y	

Energy Efficiency

The proposal complies with BASIX requirements and a BASIX certificate accompanies the development application.

Car Parking

Two undercovered car space for the proposed dwelling will be provided as part of this development application.

Building Materials

The proposed dwelling will be constructed of new materials. These materials will be pre-fabricated and therefore minimize any waste.

Siting, Design and Earthworks

The proposed development is constructed on a reinforced concrete system to achieve a finish floor level of 46.850 (AHD). The building platform is created by an balanced cut and fill method to minimise any excess spoil or the need to import fill.

The proposed dwelling has been designed so that its shape, size and height is keeping with the area.

Sedimentation Control

Sedimentation control fencing has been indicated on the site plan and will be erected prior to works commencing on the proposal and maintained throughout the construction process.

Waste and Stormwater Disposal

Being of residential nature the proposal will have minimal effects in regard to waste and storm water disposal. Waste disposal will be via the sewer main servicing the property. Storm water disposal is proposed via connection of all down pipes to the rainwater tanks with overflow to disperse on site to the existing drainage system.

Conclusion

The proposed development will allow an efficient use of the site for an appropriately designed and energy efficient development which achieves the objectives of the residential zone in a landscaped setting.This statement has been prepared in support of a development application which proposes to construct a new dwelling, which is generally compatible with the surrounding residential area.

The proposed development is permissible in the zone and has been designed to comply with the objectives of the planning controls applying to the site and the objectives of the zone will be met by the proposal. The proposed development will have minimal impact on the amenity of adjoining developments. The site is free of environmental constraints that would preclude the granting of development consent.

It is considered that the proposed development will provide a positive addition to the area and will integrate with the surrounding residential development. The proposal is suitable for its location in terms of design, impact and generally complies with the planning controls of LEP and DCP.

On this basis, it is recommended that development consent be granted for the proposed development.

Variation Requested:

The Bankstown DCP 2015 setback restriction 2.8 states a minimum of 5.5m for a garage or carport that is attached to the building wall to the secondary street boundary. The development application proposes a setback of 0.92m to the garage. The subject lot is of irregular shape and dimensions, the shape is hatchet and the maximum depth of the block is 26.55m which is distinct and different to other lots in the surrounding area. Furthermore the block is affected by Sydney Water sewer mains and manhole that prevents the garage being set back at required 5.5m setback. The alternative location for the garage is the North western corner of the block but the location is affected by a light pole where the driveway crossover will be located. Lastly, the current location of the garage is located on the secondary boundary. The proposal complies with the building height, front, rear and side setbacks and is well articulated in the façade and southern and western elevation.
The design will not have any adverse impact on the streetscape.

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