



STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT ADDRESS:

LOT 37 DP 14424
9 ASHCROFT STREET, GEORGES HALL
NSW 2198

CLIENTS:

MR SAMIR MATAR

COUNCIL:

CANTERBURY BANKSTOWN

DATE:

30/05/2023

REVISION

A

MASTERTON HOMES

CNR SAPPHO RD & HUME HIGHWAY
WARWICK FARM NSW 2170

JOB NO. 2018441

1. SITE CONDITIONS

The subject site is located on the Western boundary of Ashcroft Street in the suburb of Georges Hall and is the subject of this application. The property is currently occupied with a single story fibro dwelling which will be demolished prior to construction. The proposal will be to erect a two storey, residential dwelling.

The site fronts Ashcroft Street and has a total area of 569.10m². The entire block has a fall of approximately 39mm from the rear to the front (West to East).

Contextually, the locality is characterised and developed by a mix of single and two storey residential dwellings, and are comprised of homes featuring façade modulation of either brickwork, weatherboard or cement rendered finishes, appropriate to today's contemporary design standards.

2. PROPOSED DEVELOPMENT

The proposal is to develop a double storey residential dwelling consisting of an open plan entertaining family area, with a home theatre and guest bed to the ground floor as well as a double lock up garage. While the bedrooms, bathrooms and a lounge area are located on the first. The dwelling has a total floor area of 384.73m² including the garage, alfresco, balcony and patio.

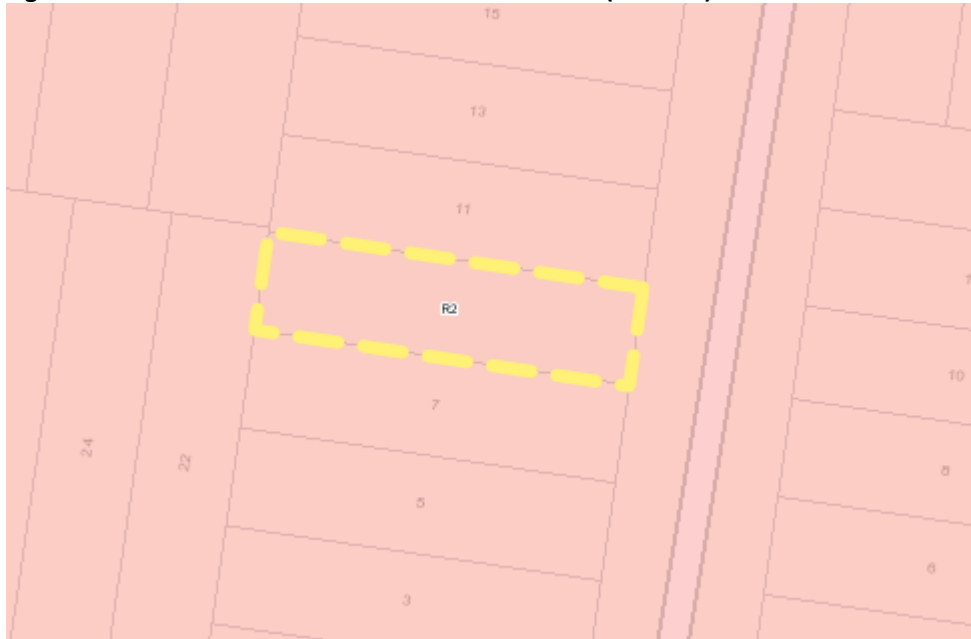
The **WESTWOOD – HAMPTON FACADE** design is well suited to the existing streetscape and character in the Georges Hall area. The dwelling compliments the surrounding streetscape, demonstrating a well-adapted design language that is contemporary. The design articulates well-modulated external walls and variations in roof geometry, minimizing the bulk and scale of frontage.

The proposed material finishes is contemporary and includes a mixture of natural coloured face brick, cladding and roof tiles, which does not aesthetically impinge on the Council's streetscape and architectural design controls. Its architectural elements and vision for future construction 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 reinforces a well-designed proposal that incorporates a well-articulated front façade incorporating architectural design elements.

3. PRESENT AND PREVIOUS USES:

Figure 1 LEP ZONING SHOWING SUBJECT ALLOTMENT (YELLOW)



Currently the allotment is vacant and is zoned R2 – Low Density Residential. The proposal is to maintain this and develop a two storey residential dwelling.

4. IMPACT OF THE DEVELOPMENT

The proposal has no social or economical impact on the locality.

The dwelling complies with the required front setback, adapts with the adjoining sites, and have no detrimental impact on the streetscape. The side setbacks also comply with Council's minimum requirements and therefore do not negatively affect adjoining dwellings in terms of privacy and amenities. The dwelling is designed in accordance to Council's DCP design controls and have minimal impact on the streetscape, given the quality of the design.

The proposed landscaping that will be done by the owners upon completion of the home.

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

5. SUITABILITY OF THE SITE

The proposal is consistent with the character of other developments in the street and is therefore compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised due to our proposed offsets to setbacks.

6. GENERAL DCP SUMMARY:

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

Local Environmental Plans (LEP's)

Bankstown Local Environmental Plan 2015.

State Environmental Planning Policies (SEPP's)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21 -10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Georges River Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12- 2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12- 2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2- 12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Note: The above SEPP's may apply subject to the relevant criteria and requirements as listed in each of the SEPP's.

(a) Relevant Planning Instruments

The subject site is situated in the area (Zoned R2 – Low Density Residential) under Bankstown Council's LEP. Compliance with the DCP is summarised in the following table:

Issue	Council Requirement Min	Proposed		Comment
Front Setback (m)	<i>5.50m</i>	<i>5.50m</i>		<i>Complies</i>
Side Setback (m)	<i>GF – 0.90m</i>	<i>RHS:0.93m</i>	<i>LHS:0.93m</i>	<i>Complies</i>
	<i>FF – 0.90m</i>	<i>RHS:1.50m</i>	<i>LHS:1.46m</i>	<i>Complies</i>
Rear setback (m)	<i>GF – N/A</i>	<i>17.120m</i>		<i>Complies</i>
	<i>FF – N/A</i>	<i>24.08m</i>		<i>Complies</i>
Floor Space Ratio	<i>0.50:1 or 284.55m²</i>	<i>0.47:1 or 270.20m²</i>		<i>Complies</i>
Landscaping (front of building line)	<i>45% or 34.31m²</i>	<i>47.7% or 36.42m²</i>		<i>Complies</i>
Car Spaces	<i>2</i>	<i>Double garage</i>		<i>Complies</i>
Cut & Fill (maximum)	<i>600mm cut/fill</i>	<i>100mm cut / fill</i>		<i>Complies</i>
Stormwater Disposal	<i>To water tank. O/flow to street, easement or absorption trench</i>	<i>As per hydraulic design</i>		<i>Complies</i>
Height Limit	<i>9m</i>	<i>Double storey (8.09m)</i>		<i>Complies</i>

The proposed development satisfies the relevant DCP criteria, and is considered appropriate for development.

7. OPEN SPACE & LANDSCAPING

Referring to the Landscape plan it is indicated that the owners of the property will have ample amount of open space to enjoy and landscape as desired.

8. ECOLOGICAL SUSTAINABLE DEVELOPMENT:

The proposal demonstrates cross flow ventilation throughout the dwelling. Wall insulation to the value of R2.5 and ceiling insulation to the value of R4.1 has been included in this design to keep the house warm in winter and cooler in summer.

It is proposed to install an above ground rainwater tank with a total capacity of 3,000L. Water from this tank will be used for flushing toilets, garden taps and the laundry washing machine. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

9. PRIVACY, VIEWS AND OVERSHADOWING:

The attached plans indicate that we are constructing a double storey dwelling, which will have minimal overshadowing concerns onto the neighboring property. Details have been provided in architectural drawings for winter.

In winter, the North facing windows in the neighboring property will be overshadowed during morning until lunchtime. That property will receive more than 3 hours of sun in winter.

The setbacks and window configuration of our proposal ensure that the privacy of the adjoining sites will not be affected.

10.ACID SULPHATE AFFECTED:

The land is Acid Sulphate Affected. Required specifications are applied to satisfy Council's regulations.

11.EROSION & SEDIMENT CONTROL:

Erosion and sediment measures will be put in place by Masterton Homes prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the Stormwater system.

12.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.

13.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**

Masterton Homes

Ph: 1300 446637