



STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT ADDRESS:

LOT 3 DP 347819
14 VICTORY STREET, BELMORE NSW
2192

CLIENTS:

KONSTADINOS PAPAILIADIS & SOUZY
CHRISTOFORIDIS

COUNCIL:

CANTERBURY-BANKSTOWN

DATE:

04/12/2023

REVISION

A

MASTERTON HOMES

CNR SAPPHO RD & HUME HIGHWAY
WARWICK FARM NSW 2170

JOB NO. 2018920

1. SITE CONDITIONS

The subject site is located on the North-Eastern boundary of Victory Street in the suburb of Belmore and is the subject of this application. The property is currently occupied with a single storey brick dwelling, which will be demolished prior to construction. The proposal will be to erect a two storey, residential dwelling.

The site fronts Victory Street and has a total area of 682.90m². The entire block has a fall of approximately 120mm from the rear to the front (North-Eastern to South-Western).

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 dining room 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 316.84m² including the garage, alfresco, balcony and patio.

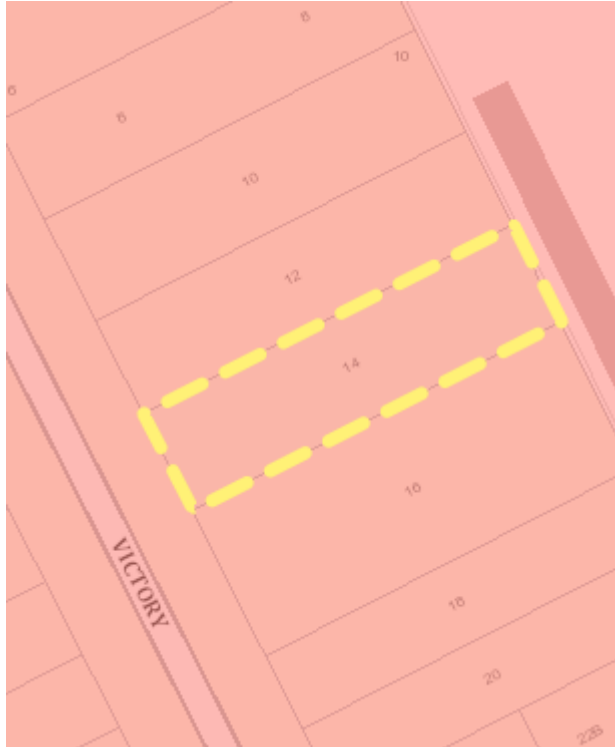
The **SANCTUARY – ELITE FACADE** design is well suited to the existing streetscape and character in the Belmore area. The dwelling compliments the surrounding streetscape, demonstrating a well-adapted design language that is contemporary. The design articulates well-modulated external walls and variations 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 R3 – Medium 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 Councils 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 4.15 of the Environmental Planning and Assessment Act 1979 the following heads of consideration apply: -

Local Environmental Plans (LEP's)

Canterbury-Bankstown Local Environmental Plan 2023

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: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- 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 (Sustainable Buildings) 2022: Land Application (pub. 29- 8-2022)
- 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 R3 – Medium Density Residential) under Canterbury Bankstown Council's LEP. Compliance with the DCP is summarised in the following table:

Issue	Council Requirement Min	Proposed		Comment
Front Setback (m)	6.255m	6.225m		Complies
Side Setback (m)	GF - 1.00m	RHS:1.01m	LHS:1.0m	Complies
	FF – 1.0m	RHS:1.01m	LHS:3.25m	Complies
Rear setback (m)	6.0m	26.968m		Complies
Max Site Coverage	40% or 273.16m ²	32.3% or 220.41m ²		Complies
Landscaping	25% or 170.73m ²	66.87% or 456.68m ²		Complies
Car Spaces	2	Double garage		Complies
Floor Space Ratio	0.5:1 or 341.45m ²	0.36:1 or 248.35m ²		
Private Open Space	80m ²	81m ²		
Cut & Fill (maximum)	1000mm cut/fill	150mm cut /785mm fill		Complies
Stormwater Disposal	To water tank. O/flow to street, easement or absorption trench	As per hydraulics		Complies
Height Limit	8.5m	Double storey (7.737m)		Complies

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, equinox and spring.

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.

In March and December, those windows will receive almost whole day sunlight. Refer to the architectural drawings. The minimum requirement of 3hrs sunlight to their private open space area's and living areas will be achieved.

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

10. 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.

11. 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.

12. 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

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