

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

Demolition of the existing structures, and erection of a new single storey detached outbuilding to the rear of the site

AT

17 Victory Street, Belmore

CLIENTS

MARCO CHRISTOFORIDIS

ISSUED FOR

SECTION 4.55 MODIFICATION

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1.0 Introduction

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed single storey garage outbuilding in relation to the site and its topography, the sites context and the Council guidelines. This statement also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened. It illustrates how the design came to completion and how it satisfies the Council's development controls in relation to the Canterbury-Bankstown Council Development Control Plan.



Figure 1: 17 Victory Street, Belmore – Subject Site

2.0 The Site

The property is located at 17 Victory Street, Belmore. The block of land is 505.8m² in site area, faces East and has a fall to the rear by approximately 1.2 metres over 50.29 metres. Refer to the Survey plan which all form part of the Section 4.55 Modification.

A single storey brick residence, brick shed and metal garage currently exist on the site.



Figure 2: 17 Victory Street, Belmore – Site Context

3.0 The Proposal

The proprietors of 17 Victory Street have instructed to keep the existing primary building and to design a detached outbuilding to serve as a garage with additional space and storage with access from the rear laneway (Garden Lane). We believe this has been carried out adequately before Council.

The existing building does not have a driveway and vehicular access can be made via the Garden Lane to an existing small garage. The proposed new Garage will replace this and provide a suitable area for the proprietor to safely manoeuvre his work vehicle whilst having an adequate amount of storage for his business 'needs. The new garage will have one large garage door fronting Garden Lane and a smaller garage door which faces the main building, this small garage door will serve as access for bulky storage. The New garage will also have a single door for every-day use along with a sliding window for sunlight and ventilation and a small terrace for the entry of the Garage.

As there are several rear-facing garages which in Garden Lane, we have chosen to propose a selected face brick with a dark tiled roof which will be sympathetic to the existing streetscape within Garden Lane. Refer to the Materials & Finishes sheet which forms part of this Development Application to Council.

Regarding services, all the required services, for example Stormwater, Electrical and the like currently exists on the property and will be integrated into the proposed outbuilding with no adverse impacts on the existing utilities.

Modification Details

The reason behind this modification is to ensure the design is in line with the Client's needs. The changes are minor in nature and it is of the view of the Client that relocating the door to the side of the proposed outbuilding will provide better amenity as to maintain clearances within the rear yard.

The amendment to the roof is driven by the Client preferring the look of the gable roof over the already approved roof structure.

Modifications are as follows:

- Amendment to roof structure
- Relocation of external door

4.0 Existing Streetscape

As the proposed works take place at the rear of the existing site, below is a analysis of the Streetscape of Garden Lane.



No.19 Victory Street, Belmore

To the immediate south of the subject site at the neighbouring building 19 Victory Street exists a single storey garage fronting Garden Lane with a cement rendered finish and metal roof. The garage spans across majority of the site width and maintains a minimal rear setback to Garden Lane.



No.21 Victory Street, Belmore

Furth South of the subject site at 21 Victory Street exists a single storey face-brick garage which spans across the entire with of the site and maintains a nil rear setback to Garden Lane. The garage has a face-brick finish with a tiled roof



No.24 Victory Street, Belmore

Further south at 24 Victory Street exists a single storage fibro garage with a metal roof fronting Garden Lane. The garage appears to have a metal structure attached with combined span across the width of the site and both have a minimal rear setback to Garden Lane.



No.11 Victory Street, Belmore

To the immediate North-West of the subject site at 11 Victory Street Belmore currently exists a single storey garage building at the rear fronting Garden Lane. The Garage is face-brick with a tiled roof which appears to have a nil rear setback to Garden Lane and minimal side setbacks.

5.0 Compliance with Canterbury-Bankstown Council Development Control Plan

5.1 Maximum area of outbuilding

The maximum permissible floor area of all outbuildings are as per Table C1.1 of Canterbury Council's Development Control Plan 2012 – Chapter C1; Dwelling Houses and Outbuildings

Site Area	Maximum Area of Building Footprint	Maximum Floor Area of all Outbuildings	Maximum Site Coverage of all Structures on a Site
Up to 449m ²	300m ²	30m ²	60%
450m ² to 599m ²	330m ²	45m ²	50%
600m ² to 899m ²	380m ²	60m ²	40%
900m ² or above	430m ²	60m ²	40%

Table C1.1: Maximum building footprint, Floor Area of Outbuildings and Site Coverage

Proposed Floor Area of proposed outbuilding = 45m²

Therefore, the proposal complies with Council's controls listed above

5.2 Setbacks

The minimum setbacks for all outbuildings are as per table C1.5 of Canterbury Council's Development Control Plan 2012 – Chapter C1; Dwelling Houses and Outbuildings

Setback	Controls
Side Setbacks	<ul style="list-style-type: none">External wall height over 2.7m a minimum setback of 450mm from the side boundary.External wall height not exceeding 2.7m may encroach into the minimum setback area.

Table C1.5: Outbuildings (including alterations and additions)

Proposed maximum wall height of outbuilding = 2700mm

The proposed side setback from the boundary between the outbuilding of 17 Victory Street is 450mm.

The proposed outbuilding has a minimum setback of 400mm from the rear boundary to allow for the alignment of the existing driveway levels. The justification behind the rear setback is to replicate what has been done along the multiple garages which face Garden Lane. We believe that this will not have a negative impact on the streetscape of Garden Lane as it aligns with the existing streetscape. Refer to Item 4.0 of this document.

There has been no amendments to this proposal in this Section 4.55 Modification

5.3 Building Height

The maximum building height of all outbuildings are as per C1.6.2 Outbuildings and Swimming Pools in Canterbury Council's Development Control Plan 2012 – Chapter C1; Dwelling Houses and Outbuildings.

Outbuildings

C1 Development for the purposes of outbuildings must not exceed the following numerical requirements:

- (a) A maximum height of building of 4.8m for any outbuilding.
- (b) A maximum external wall height of 3.5m for any outbuilding.

C1.6.2 Building Height Control of outbuildings as per the Canterbury Development Control Plan 2012

The amended roof is 80mm lower than the initially approved Development Application

6.0 Conclusion

The proposal endeavours to satisfy the needs and requirements by the Clients as well as comply with Council Codes and regulations stipulated in Canterbury-Bankstown DCP & LEP. We therefore present before Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general. We await your positive reply on this proposal and in anticipation of your assistance we wish to thank you on behalf of the proprietors for your efforts.