



# STATEMENT OF ENVIRONMENTAL EFFECTS

Mr. Naseem Ahmed  
Mrs. Nasreen Ahmed

Lot 70, No. 38 Wilbur Street  
Greenacre NSW 2190

Canterbury Bankstown Council

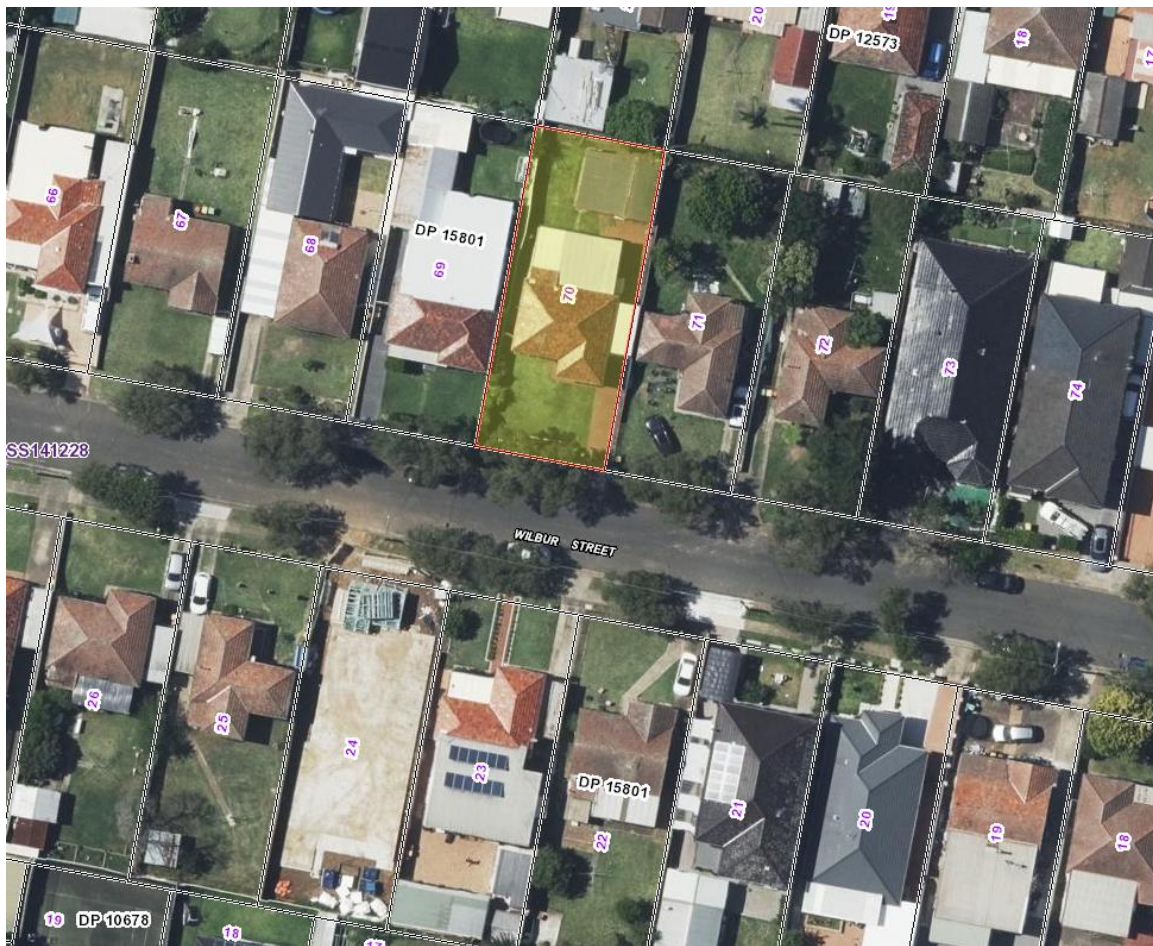
30<sup>th</sup> April, 2025  
**Job No. 302796**

## **Site Suitability**

The site is situated on Wilbur Street and is the subject of this application. The property currently is occupied land with the proposal to demolish the existing dwelling and re develop with a single-story residence.

The site is a rectangular in shape with a total area of 464.3m<sup>2</sup> and a fall in relation to the topography of the land of approximately 560mm from the Northern corner to the Southern corner.

The locality is an established area charactered by predominately single & double story dwellings. These homes are either of face brickwork finish, rendered and lightweight cladding finish from a range of eras and building styles. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding development.



*Fig. 1: Aerial view of the location of the proposed site*

## **Development Control Plan (DCP) Design guidelines**

The proposal is for a single story brick veneer with a colorbond metal roof. The dwelling has a front setback of **5.5m** from the Southern boundary and a rear setback of a minimum **7.486m** from the Northern boundary. The side setbacks are **926mm** from the Eastern boundary and **920mm** from the Western boundary.

The proposal is for a single story dwelling consisting of formal and informal open plan entertaining areas, bathrooms, living rooms and a double lock up garage. The dwelling has a total floor area of **233.41m<sup>2</sup>** which include the garage, porch and alfresco and balcony.

The **Ivory 25** design is very well adapted to the existing surroundings and character in the Greenacre area. The house has style and character with the introduction of articulated external walls and variations in roof geometry, which minimise the bulk and scale of our development. Material finish such as face brick and a colorbond metal roof adds architectural elements and vision for future construction and set a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other contemporary developments in the locality. The relationship between the dwelling and the streetscape is strengthened with a well-designed proposal that features a well-articulated front façade incorporating architectural design elements.

## **Environmental Heritage**

There is no indication that this property is affected by heritage or in the vicinity of a heritage item.

## **Privacy, Views and Overshadowing**

The attached plans indicate that we are constructing a single story dwelling, which will have minimal overshadowing onto the neighbouring properties which are at present occupied lots. The minimum requirement of four hours of sunlight to their private open space will be achieved.

Our proposal will also receive the minimum three hours of sunlight to its private open space.

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

## **Drainage**

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Stormwater will be discharged to the street as per hydraulic engineer specifications as allowed by council.

## **Compliance with Development Standards**

The premise is situated in area zoned 'R2' Low Density Residential under the Canterbury Bankstown Council LEP 2023 and pursuant to the current DCP for the area. The construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the Disclosure Plan is summarised in the following table:

<b>Issue</b>	<b>Council Min- Max Requirements</b>	<b>Proposed</b>	<b>Comment</b>
<b>Front Setback (m)</b>	5.5m	5.5m	Complies
<b>Side Setback (m)</b>	0.9m (Wall Heights <7.0m)	0.920mm & 0.926mm	Complies
<b>Rear Setback (m)</b>	N/A	7.486m	Complies
<b>Car Spaces</b>	1 Car Space Under Cover 1 Single File	2 car spaces Under cover 2 single file	Complies
<b>Cut &amp; Fill (maximum)</b>	Cut – N/A refer to DCP  Fill I- Max. 1.0m Fill within the footprint or 600mm exposed	Cut – 162mm  Fill – 251mm exposed fill	Complies
<b>Height Limit</b>	9.0m	5.483m from NGL to ridge	Complies
<b>Private Open Space</b>	80m <sup>2</sup> (Min 5.0m Dimension throughout)	102.43m <sup>2</sup>	Complies
<b>Landscape Areas</b>	Max 45% Area forward of Building Line	56.9% - 42.92m <sup>2</sup>	Complies
<b>FSR</b>	05:1	37.5% - 174.14m <sup>2</sup>	Complies

From the above table it is evident the proposal of the single story dwelling is compliant with the current DCP.

## **Open space & landscaping**

Referring to the Site plan it is evident that the owners of the property have enough area to landscape as desired upon completion of their new home.

## **Erosion & Sediment control**

Erosion and sediment measures will be put in place by Hudson 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.

### **Ecological Sustainable Development**

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R 2.0 and ceiling insulation to the value of R 3.5 has been included in this design to keep the house warm in winter and cooler in summer.

The proposal has a 3000L rainwater tank on the site. Water from the tank will be used for flushing toilets, laundry, and service a garden tap. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

### **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.

### **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

**Hudson Homes Pty Limited**

PH: 1300 246 200