

STATEMENT OF ENVIRONMENTAL EFFECTS

Development address:

Lot 3, No. 30c DP576906
Simmat Avenue
Condell Park

Council:

Canterbury-Bankstown Council

Date:

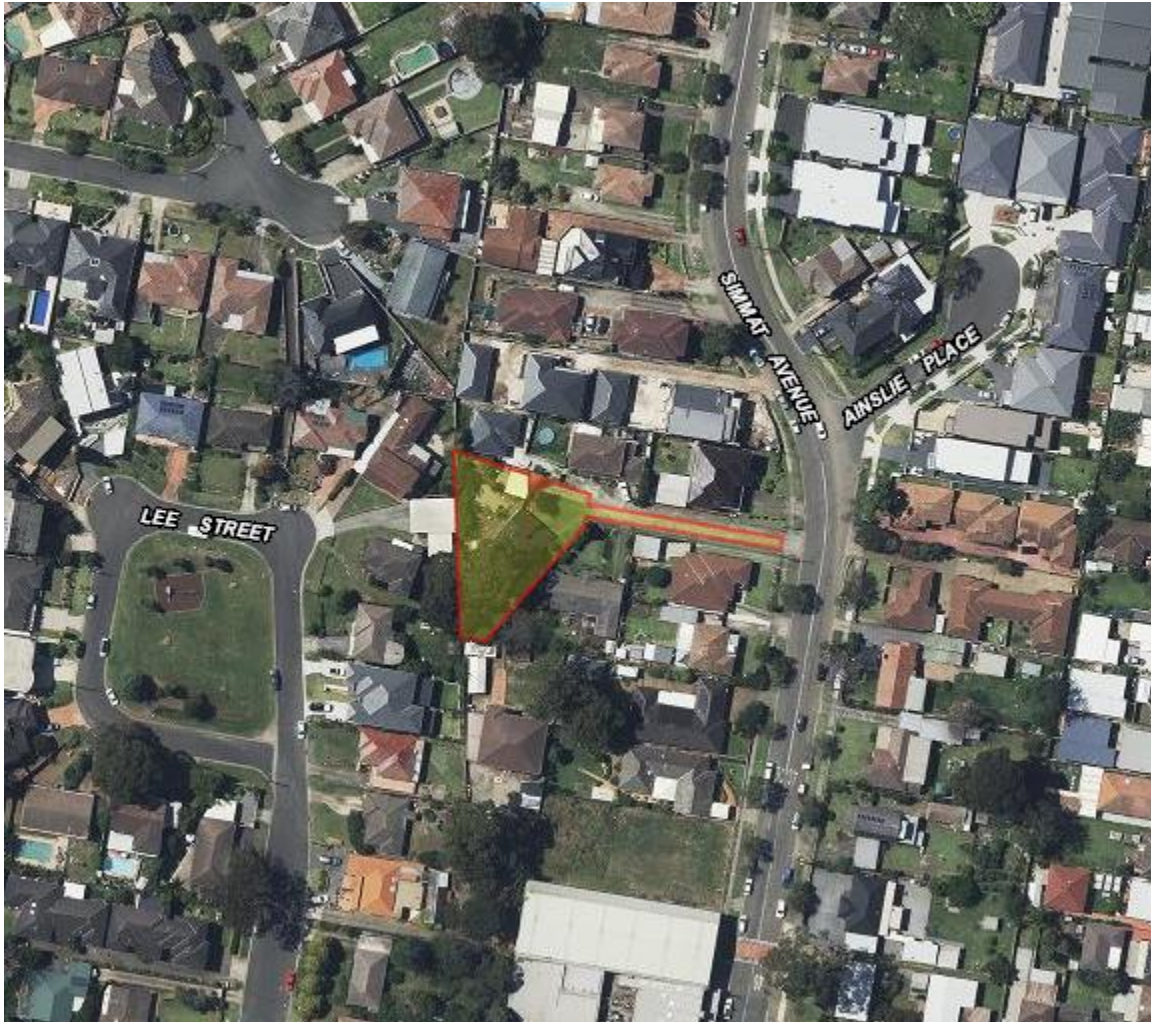
23.06.26

Better Built Homes

3/13 Renshaw Place,
Cranebrook NSW 2749
Job No. 1227-PAM

Site conditions

The site is situated on Simmat Avenue and is the subject of this application. The property is currently occupied by a single storey brick dwelling & detached clad garage and will be developed with a double storey brick veneer & clad dwelling with a detached granny flat



The site is a battle axe block and irregular in shape and has a total area of 1101m² and a fall in relation to the topography of the land of approximately 4.400mm to the rear boundary.

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are either of face brickwork finish or clad finish which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.

Suitability of the Dwelling

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other new developments in the neighbourhood and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

The size and character of our proposal is consistent with the dwellings in our locality and will set a standard for the design of future dwellings in the immediate vicinity. The proposal incorporates design characteristics which will enhance the locality and uniform the surrounding developments.

Proposed development

The proposal is for a double-storey brick veneer dwelling. The home has a front setback of 9,177m from the Porch to closest side boundary, a rear setback of 10.507m. The left side setback is 950mm and 4.098 from the right side.

Granny flat setbacks are 7.014m from the right side and 1.200mm from front boundary.

The proposal consists of a sitting, family, meals, kitchen, guest bedroom, alfresco and double lock up garage on the ground floor, whilst the second floor consists of a Rumpus and 4 bedrooms. The dwelling has a total floor area of 380.50m². The granny flat consists of a kitchen, living, meals, study and one main bedroom and total floor area of 59.75m²

The Astoria 39R + Granny Flat is a traditional design well adapted to the existing surroundings and character of the area. The home has style and character with the introduction of articulated external walls, aluminum windows, variations in roof geometry and parapet to the garage. The use of materials such as face brickwork, colorbond roof and clad finish which add architectural interest and 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 is strengthened with a well designed proposal that includes a well articulated front façade that incorporates architectural design elements and a well laid out landscape design.

Present and previous uses

Currently consists of a single storey dwelling. The proposal will be a private residential property.

Impact of the Development

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

The dwelling will have minimal impact on the streetscape, given the quality of the design, the setback to the front wall of the dwelling and 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.

Hydraulic stormwater plans has been designed to satisfies Council's requirements.

The driveway gradient connected seamlessly to the existing driveway of the battle axe.

General LEP/DCP summary

The premises is situated in area zoned on R2 Low Density Residential under Canterbury Bankstown Local Environmental Planning LEP 2023 and the construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the DCP is summarized in the following table: -

Issue	Council Requirement Min	Proposed	Comment
Front Setback (m)	<i>5.5m ground floor front setback 6.5m first floor front setback</i>	<i>9.177m</i>	<i>Complies, battle axe block</i>
Side Setback (m)	<i>900mm to wall less than or equal to 7m 1.5m to wall above 7m</i>	<i>950mm (LHS) 4.098mm (RHS)</i>	<i>Complies</i>
Car Spaces	<i>2 Accessible Spaces</i>	<i>double garage</i>	<i>Complies</i>
Cut & Fill (maximum)	<i>No set requirements for cut and max. 1000mm for fill</i>	<i>750mm cut and 1000mm of fill</i>	<i>Complies</i>
Stormwater Disposal	<i>To easement water tank. O/flow to street, easement or absorption pits</i>	<i>See hydraulic details</i>	<i>Satisfy Council</i>
Storey Limit	<i>2 Storey</i>	<i>2 Storey</i>	<i>Complies</i>
Height Limit	<i>9m ridge height</i>	<i>8.910m ridge height</i>	<i>Complies</i>
Private Open Space	<i>Minimum 80m²</i>	<i>80m² min 5m</i>	<i>Complies</i>
Floor Space Ration	<i>50% floor space ratio</i>	<i>31% or 341.77m²</i>	<i>Complies</i>
Secondary Dwelling Size	<i>60sqm</i>	<i>59.75sqm externally</i>	<i>Complies</i>

From the above summary, it is clear that the proposal complies with the relevant criteria of the DCP.

Suitability of the Site

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

Open space & Landscaping

New landscaping will be provided by the owner, which will add character and interest to the proposed development and will be an improvement upon the current situation. The site plan indicates that the residents have a large amount of open space to enjoy and landscape as desired upon completion of the home.

Overshadowing and Privacy

The attached plans indicate that we are constructing a double-storey dwelling.

As indicated on our site plan, due to the orientation of true north their living areas and private open space will receive the required amount of sunlight as shown on shadow diagram.

The neighboring dwelling will receive more than 3 hours of sunlight to the living areas, as demonstrated by the shadow diagrams shown during the winter solstice.

We have staggered our windows from the neighbours accordingly to allow for privacy along the boundary & there is a significant setback on the other side from our proposed dwelling to the boundary & will cause no privacy issues.

Our proposal will also receive more than three hours of sunlight to its private open space.

Ecological Sustainable Development

Wall insulation to the value of R 2.5 and ceiling insulation to the value of R 6.0 has been included in this design to keep the house warm in winter and cooler in summer.

The dwelling will also have a 2.0kW Solar panel system.

It is proposed to install an above ground rainwater tank with a total capacity of 4000 litres. Water from these tanks 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.

Erosion & Sediment control

Erosion and sediment measures will be put in place by Better Built 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.

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

The proposal is permissible within the zoning, in general complies with all relevant LEP & DCP requirements to Canterbury Bankstown Council.

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 Local Environmental Plan, concluding that the development warrants approval.

Yours Faithfully

Better Built Homes

Ph: 1300 100 922