



STATEMENT OF ENVIRONMENT EFFECTS

34 Rose Street, Sefton NSW 2162
March 2021

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March 2021

Statement of Environment Effects

34 Rose Street, Sefton NSW 2162

EXECUTIVE SUMMARY:

This Statement of Environmental Effects is prepared in support of a Development Application for the alterations and additions plus a secondary dwelling.

This site is located within an established low density residential area. This site is zoned R2 Low Density Residential as per the Bankstown Local Environmental Plan 2015.

Refer to the below images illustrating the context and zoning of the site:

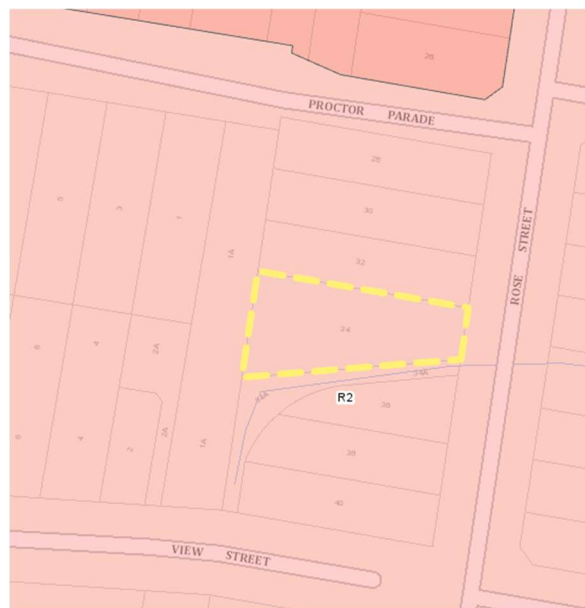


IMAGE 1: Extract from NSW planning portal



IMAGE 2: Subject Site - Aerial Map (GoogleEarth)

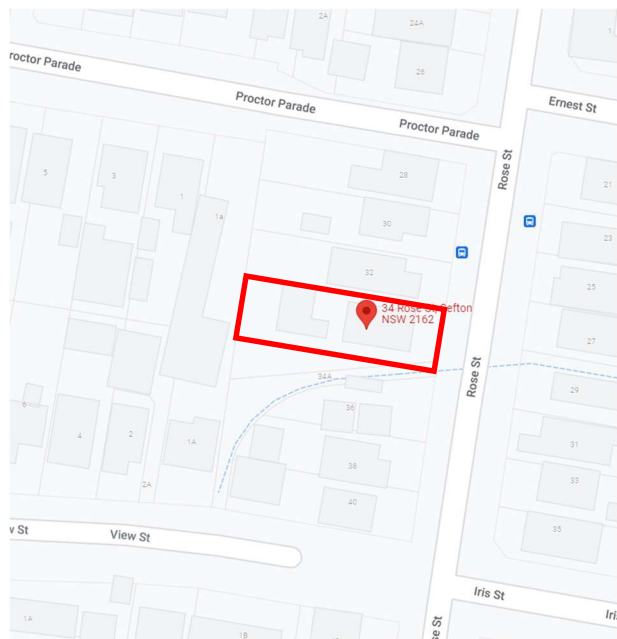


IMAGE 3: Subject Site – Street Map (Google Maps)



IMAGE 4: Subject Site – Street View (Google Street View)

DESCRIPTION OF PROPOSAL:

The subject Development Application seeks approval for the alterations and additions plus a secondary dwelling.

The secondary dwelling consists of:

GROUND FLOOR

Secondary Dwelling

Bedroom 1

Bedroom 2

Laundry

Dining/Living Room

Kitchen

Outdoor Alfresco

Bathroom

Rainwater Tank

Additionally, open space, bin area, clothes drying area, landscaping and internal passageways, pathways and vehicular access is to be provided at ground level for the principal dwelling.

Architectural plans, and the Waste management plans, for the proposal have been prepared by Astley Homes, while the below listed reports have been prepared by suitable qualified consultants:

1. Drainage Concept Plan
2. Basix Report

Design consideration has been given to the scale, size, and form of the proposal in relation to the unique characteristics of the site, as well as other developments and the existing character of the area. Design considerations has also been given to residential amenity including aspects such as privacy and solar access for both future residents of the proposal and those of surrounding properties.

SITE & LOCALITY:

The subject site is known as 34 Rose Street, Sefton NSW 2162 in Zone R2 Low Density Residential area. The lot has a rectangular shape with an area of 945qm.

A single storey dwelling, a detached shed & Garage currently exist on site. The site is relatively flat.

The locality consists of low density residential dwellings of mixed age and architectural style varying from single storey and two storey residential dwellings is nearby a business park, local centres, and community facilities. The site is bound by residential use.

There are no heritage restrictions on the site or within immediate proximity.

CONSIDRATION OF RELEVANT PLANNING DOCUMENTS:

The following summarises the relevant planning controls applicable to the proposal and its compliance with each.

1. State Environmental Planning Policy – BASIX

The application has been assessed and is accompanied by a complying BASIX report. See attached BASIX report for detail.

2. State Environmental Planning Policy No. 55 – Contaminated Land

Given the historical use of this site as residential land, land contamination is not likely. Further investigation and reporting under SEPP 55 is not considered necessary. If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline documents will be undertaken.

3. BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

The subject site is zoned R2 Low Density Residential under the provisions of Bankstown Local Environmental Plan 2015. The proposed development defined as 'Secondary dwelling and alterations and additions' and is permissible with Council's development consent.

The development proposal is also consistent with the prescribed zone objections which are stipulated as:

Zone R2 Low Density Residential

1. Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.
- To allow for the development of low density housing that has regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.

4. **Bankstown Development Control Plan 2015**

5.

The relevant DCP controls have been considered in the following compliance table.

Bankstown Development Control Plan 2015 – Compliance Table			
CLAUSE	REQUIREMENT	POPOSED	COMPLIES
Subdivision			
3.1	The subdivision of secondary dwellings is prohibited	Secondary dwelling is not subdivided	YES
Lot Size			
3.2	A secondary dwelling is permissible on an allotment with a minimum lot size of 450m2 .	The lot size is greater than 450 sqm	YES
Site Cover			
3.3	Council must not consent to development for the purpose of secondary dwellings unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and (b) the total floor area of the secondary dwelling is no more than 60m2 or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.	The principal and secondary dwellings are both not exceeding the maximum floor area allowed for a dwelling house. The total floor area for the secondary dwelling is 60 sqm.	YES
Story Limit (Not Including Basements)			
3.4	The storey limit for attached secondary dwellings is 2 storeys. In addition, attached secondary dwellings in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.	The proposed secondary dwelling is only 1 story.	YES
3.5	The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres.	The secondary dwelling is single story.	YES

3.6	The siting of secondary dwellings and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The secondary dwelling is not considered to be on any major contours or slopes that dramatically affect the site. The site does not need elevated platforms on columns.	YES
	Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: (a) the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or (b) the fill is contained within the ground floor perimeter of the secondary dwelling to a height no greater than 1 metre above the ground level (existing) of the allotment.	The proposed secondary dwelling does not exceed 600mm above ground level.	YES
Setback Restrictions			
3.8	The erection of secondary dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.	There are no animal boarding establishments located within the 9 metres of the site.	YES
Setback to the primary and secondary road frontages			
3.9	The minimum setback for a building wall to the primary road frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey.	N/A	YES
3.10	The minimum setback to the secondary road frontage is: (a) 3 metres for a building wall; and (b) 5.5 metres for a garage or carport that is attached to the building wall.	N/A	YES
Setbacks to the side and rear boundaries			
3.11	For the portion of the building wall that has a wall height less	Rear boundary is 0.9m	YES

	than or equal to 7 metres, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre.		
3.12	For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side and rear boundaries of the allotment is 1.5 metres.	The proposed secondary dwelling does not have a wall height greater than 7 meters.	YES
Private Open Space			
3.13	Secondary dwellings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space.	The proposed secondary dwelling does not affect the required landscaped area towards the existing dwelling, as the existing dwelling remains well over the minimum landscaped area and private open space area required.	YES
Access to Sunlight			
3.14	At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	The secondary dwelling proposed allows a minimum of 3 hours and more of sunlights between 8am and 4pm in the mid winter solstice. Evidence can be referred to on the Shadow diagram provided.	YES
3.15	At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.		YES
3.16	A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the		YES

	equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.		
Visual Privacy			
3.17	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5 metres above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or (d) use another form of screening to the satisfaction of Council.		YES
3.18	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5 metres above floor level; or (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.		YES
3.19	Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not	This secondary dwelling is not attached.	YES

	accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5 metres throughout; and (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.		
3.20	Council does not allow secondary dwellings to have roof-top balconies and the like.	This secondary dwelling will not include any roof top balconies in the proposed plans.	YES
Building Design			
3.21	The maximum roof pitch for attached secondary dwellings is 35 degrees.	Is less than 35 degrees	YES
3.22	Council may allow attached secondary dwellings to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey	The proposed secondary dwelling does not have an attic.	YES
3.23	The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2 metres; and (d) the number of dormers must not dominate the roof plane.	The proposed secondary dwelling does not have any dormers designed into the dwelling.	YES
3.24	The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	The proposed roof pitch is 25 degrees.	YES
3.25	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural		YES

	characteristics and colours of the area (such as olive green, grey and dark brown).		
3.26	The change of use of outbuildings to secondary dwellings must comply with the Building Code of Australia.	The proposed secondary dwelling is being built from base and was not existing beforehand	YES
Building Design (Car Parking)			
3.27	Secondary dwellings must not result in the principal dwelling on the allotment having less than the required car parking spaces.	Secondary dwelling is not located near principal garage or driveway, therefore not affecting any car parking spaces	YES
Landscaping			
3.28	Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.	The proposed secondary dwelling does not have any significant trees that need to be protected.	YES

Air & Noise

The proposed secondary dwelling has no significant impact to the existing noise environment and air quality.

Heritage

There are no heritage restrictions on the site or within immediate proximity.

SITE SUITABILITY:

The site has been assessed as being suitable for the secondary dwelling and alterations and additions

- The proposal is permissible with consent within the R2 Low Density Residential zone under the provisions of Bankstown Local Environmental Plan 2015,
- The site area is in compliance with the minimum requirements for lot size for a secondary dwelling and alterations and additions as per the Bankstown Local Environmental Plan 2015 (Clause 4.1A),
- The proposal has been designed in accordance with the principals of the Bankstown Local Environmental Plan 2015 and Development Control Plan 2015,

It is determined that the site is suitable for the proposal

CONCLUSION:

This Statement of Environmental effects has been prepared to support the development application for a secondary dwelling and alterations and additions at, **34 Rose Street Sefton. NSW 2162**

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

RECOMMENDATION:

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment.