

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR DEVELOPMENT APPLICATION

FOR

**Alteration the single storey house and construction of Secondary Dwelling and Proposed Garage
at
14 Ivy Street, Greenacre NSW 2190**



Prepared for

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1.0 Introduction

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of the alteration single storey house, proposed 60sqm secondary dwelling and the garage at 14 Ivy Street, Greenacre NSW 2190.

1.1 Proposed Development

- Alteration to bathroom and laundry for the existing house
- Proposed a granny flat at the rear of the property
- Proposed garage (under house)

1.2 Application of the Planning Instruments

State Environmental Planning Policy (Affordable Rental Housing) 2009

The SEPP2009 – Affordable Rental Housing does apply to this site, as the proposed development is within a residential zone.

The following two planning instruments are also assessed further to SEPP 2009 (ARH)

Bankstown DCP 2015 - as amended 13 Jul 2016

Bankstown Local Environmental Plan 2015

1.3 Is Development Consent Required?

Development consent is required since the current proposed development does not fully comply with SEPP 2009 – Affordable Rental Housing under complying development. Refer to **Section**

Summary of Development Compliance

Site calculations	Condition	Parameters	Compliance
Site area	n/a	743.4 m ²	n/a
Granny flat	n/a	n/a	60 m ²
Existing floor	n/a	191.2 m ²	191.2 m ²
Garage area	n/a	22.1 m ²	56.8 m ²
Gross floor area (GFA)	Garage GFA excludes 1 car parking space (18m ²) Excludes: Basements, Storage, Vehicle access, Terraces & Balconies with outer walls <1.4m high and Voids	213.3m ²	290 m ²
Floor space ratio (FSR)	(GFA/Site area) x 100	n/a	39%
Site coverage	Ground floor & Garage, Carport, Shed	n/a	36.2%
Street setback	Distance between the front lot line and the front line of a building	n/a	3.0m
Side setback	0.9m up to 4.5m;	n/a	0.9m
Front yard landscaping	Area forward building line	n/a	52.1 m ²
Rear yard landscaping	Area landscaping behind the building line	n/a	197.7m ²
Total landscaping	(Front yard landscaping + Rear yard landscaping)/Site area x 100	n/a	33.6%
Private open space	n/a	n/a	24 m ²

1.4 Consent Authority

Canterbury Bankstown Council is the consent authority for the proposed development.

1.5 Structure of the report

This report is divided into 6 sections which are as follows:

<i>Section 1</i>	Introduction
<i>Section 2</i>	Describes the site, its location, key issues, context to surrounding built form Vehicular access, local transportation
<i>Section 3</i>	Describes and evaluates the development proposal
<i>Section 4</i> development	Describe the environmental impact for construction of proposed
<i>Section 5</i>	Conclusion

2.0 *The Site*

2.1 Site Description

The subject property address is 14 Ivy Street, Greenacre NSW 2190.

The real property description is Lot 15, in DP 16437.

The site area 743.4 m²

The site slightly slopes to the rear.

The site has a frontage of 12.19 m and side boundaries of 60.985m and 76.96m. The rear boundary is 12.19m.



Figure 1 – 14 Ivy Street, Greenacre – 2 storey Dwelling – Existing Brick Residence with

colorbond roof

2.2 Site Uses

The proposed development is within an existing residential area. The existing dwelling is a double storey brick residence.

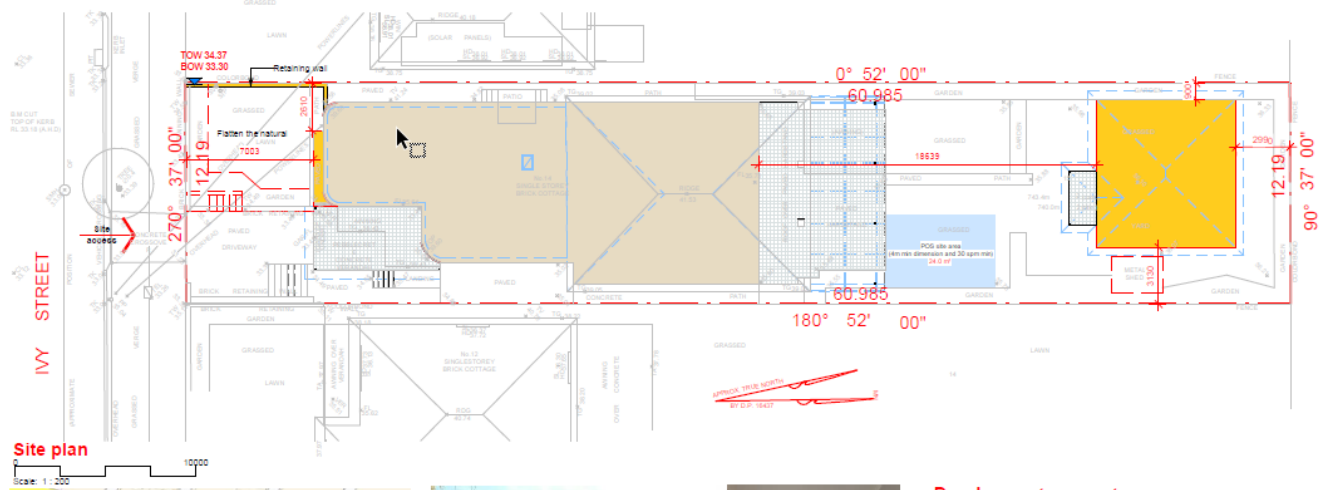
The dwelling has all site water, and electricity facilities running from the nearest power and council sewer lines at the middle of the property.

2.3 Neighborhood Context

The houses on Ivy Street - near the welling also compromise of a mix of single storey and double storey brick dwellings.

2.4 Site Analysis

A site plan, as required is attached to the DA application.



3.0 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations, and sections.

Reference: Architectural Drawings

A Storm water – Hydraulics plan has also been attached to the DA outlining how and where all storm water pits and run-offs will be allocated and managed, it also proposed the design of all retaining walls with regards to the site and sediment control.

3.1 Design Guidelines and Considerations and Reason for Development

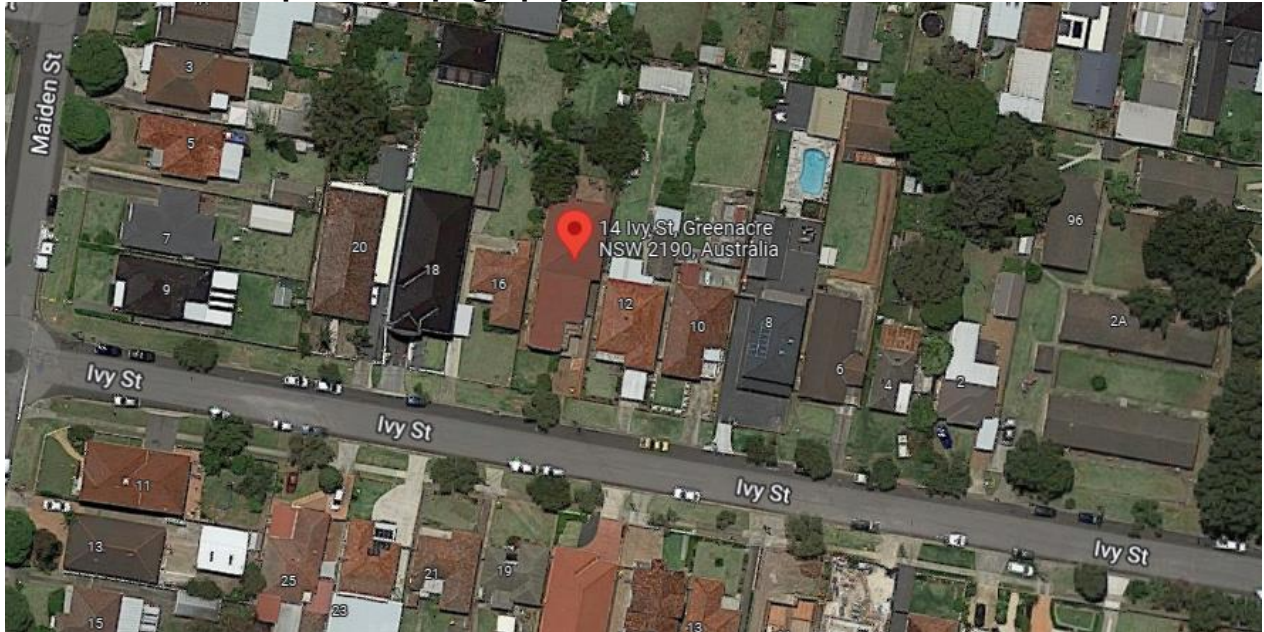
Approval

Bankstown DCP 2015 - as amended 13 Jul 2016

Bankstown Local Environmental Plan 2015

The site at 14 Ivy Street, Greenacre has a site area of 743.4m² which meets the 450m² minimum requirement.

3.2 Streetscape and Topography



Surroundings

The immediate existing Neighboring properties adjacent to 14 Ivy Street, Greenacre consist of:

- 12 Ivy Street, Greenacre – a double storey brick residence
- 16 Ivy Street, Greenacre – a single storey render residence

Bearing in mind the finished materials, cladding, tiling and landscape arrangements of all nearby properties beside and in front of the property, the proposal consists of materials and finishes to compliment the neighbouring properties.

3.3 Local Context

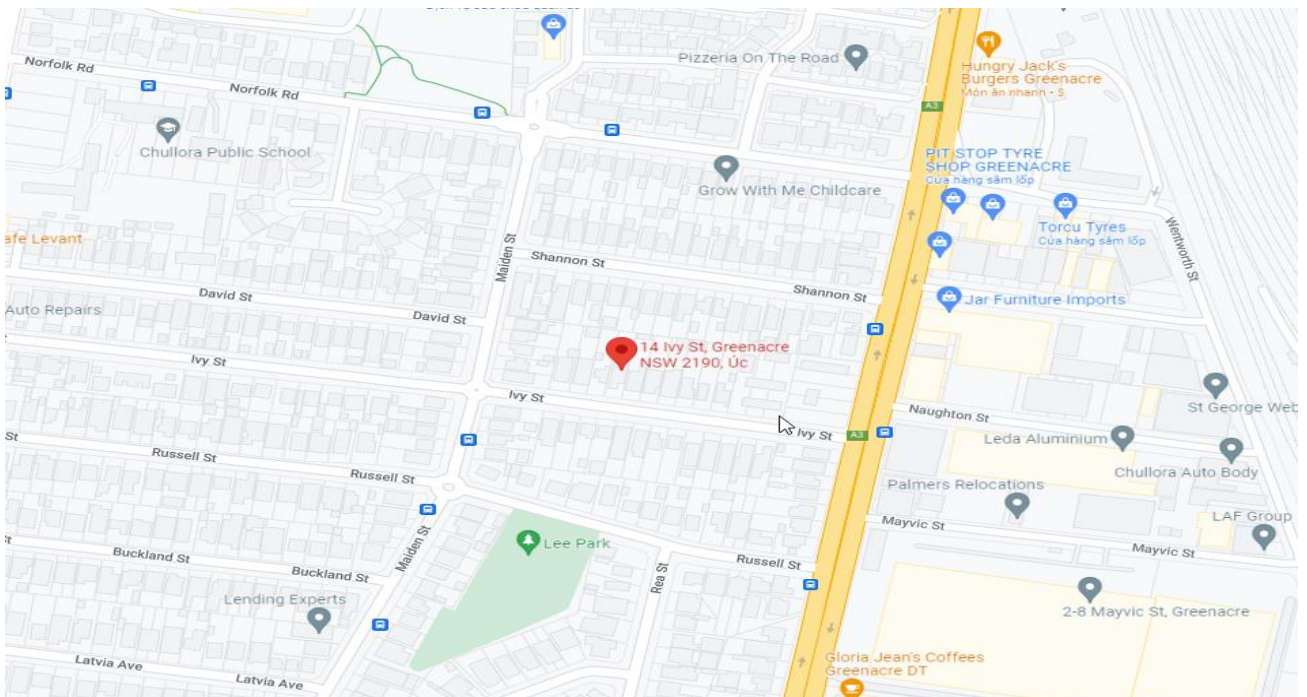


Figure 2 – 14 Ivy Street, Greenacre – Local Context Aerial Map

3.4 Setbacks, Building Envelope and Urban Design

The rear setback to the secondary dwelling is 2.99m. The side setbacks are 0.9m and 3.13m

The private open space for main dwelling and secondary dwelling is required 24 sqm.

The total area to the secondary dwelling is 60 sqm. The secondary dwelling is cladding construction on concrete slab with colorbond roof.

The method of construction to the secondary dwelling is compatible with acid sulphate class 5 contamination to the site and flood affectations.

The ceiling height to the secondary dwelling is 2.4 meters.

3.5 Balconies, Windows, Materials and Decorative Elements

Windows, balconies, and material selection and have been in places to bring about more harmony. Sun penetration, ventilation, and privacy to the dwelling, making the overall development of the dwelling consistent with existing developments and also giving balance and uniqueness to the design of the secondary dwelling.

All external walls of the proposal will be face brick, and the roof will be tiled as per BASIX requirements.

The application contains a finished schedule in which contains the colour, finish and texture of all external materials.

3.6 Summary of Development Compliance

The following table summarizes development control compliance in relation to **Bankstown DCP 2015** and **Bankstown LEP 2015** for further consideration.

DEVELOPMENT APPLICATION TABLE (Bankstown DCP 2015 – as amended 13 Jul 2016)			
CLAUSE	REQUIRED	PROPOSED	COMPLIES
3.2 SITE COVER	- 60 SQM floor area of secondary dwelling	- 60 m2 Secondary Dwelling	Y
3.4 WALL HEIGHT	- Maximum 3 metres	- Maximum 2.4m	Y
3.10 SETBACKS to the side and rear boundaries	- Min 0.9m setback to the side and rear boundaries for wall height less than or equal to 7m	- 0.9m & 3.13m side setbacks - Min. 2.99m rear setback	Y Y

3.12 PRIVATE OPEN SPACE	n/a	-24 m ²	n/a
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4.0 Environmental Impact

The method of construction to the secondary dwelling is compatible with acid sulphate class 5 contamination to the site and flood affectations.

The development of the dwelling will cause no impact to the surrounding environment. Certain procedures are in place during the construction phase to ensure this. These include how the site is run by the project manager as well as the way the material waste is managed and disposed of.

These procedures have been outlined throughout the waste management plan which has been attached to this application. They involve the steps taken whilst the materials are being used on site and how they are disposed of.

5.0 Conclusion

This proposal for alteration the existing house, a secondary dwelling and the garage at 14 Ivy Street, Greenacre is a significant addition to the property and the owner.

The assessment illustrates that the proposal will have no adverse effects on the surrounding community development. The site will be upgraded and will improve the amenity of the local community. The works will be consistent with the residential appearance of the surrounding dwellings and will be beneficial to the current appearance of the subject property.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic use of the land. Accordingly, the application should be recommended for approval.