

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR DEVELOPMENT APPLICATION
FOR
CONVERT THE EXISTING STORE INTO GRANNY FLAT
AT
56 BRANSGROVE RD, REVESBY NSW 2212**

Prepared for

Mr.

and Ms.



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1.0 Introduction

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of a conversion the existing storey into the Secondary Dwelling at 56 Bransgrove Rd, Revesby NSW 2212

1.1 Proposed Development

The Development Application seeks consent for a Class 1a secondary dwelling comprising of 2 bedrooms, 1 bathroom with laundry facilities, a living/ dining room, and a kitchen.

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

3.6 Summary of Development Compliance in this report for details

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:

Section 1 Introduction

Section 2 Describes the site, its location, key issues, context to surrounding built form
Vehicular access, local transportation

Section 3 Describes and evaluates the development proposal

Section 4 Describe the environmental impact for construction of proposed development

Section 5 Conclusion

2.0 The Site

2.1 Site Description



Site location - Sixmap

The subject property address is 56 Bransgrove Rd, Revesby NSW 2212.

The real property description is Lot 10, in DP 16675.

The site area 483 m²

The site has a frontage of 9 m and side boundaries of 37 m and 41 m. The rear boundary is 12 m.

2.2 Site Uses

The proposed development is within an existing residential area. The existing is a storage.

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 the intersection of Bransgrove Rd and Sherwood St - near the dwelling also compromise of a mix of single storey brick dwellings.

Access to Local Service

This area mainly services residential dwellings. The area is serviced by many local businesses, care centre, parks, retails, and restaurants it is easily accessible by public transportation with many bus stops.



Surrounding – Google map

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 concept 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 56 Bransgrove Rd, Revesby has a site area of 483 m² which meets the 450m² minimum requirement.

3.2 Streetscape and Topography

The immediate existing Neighboring properties adjacent to 56 Bransgrove Rd, Revesby consist of:

- 58 Bransgrove Rd, Revesby – a single storey brick residence
- 132 Sherwood St, Revesby – a single storey cladding 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

3.4 Setbacks, Building Envelope and Urban Design

The side setbacks are 0.9m.

The total area to the secondary dwelling is 60 sqm.

The secondary dwelling is brick veneer construction on concrete slab with colourbond 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 dwelling is 3.1 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 on Bransgrove Rd, 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.

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 a single dwelling at 56 Bransgrove Rd, Revesby is a significant addition to the property and the owner. It is intended to draw in positive rental income and increase the value of the property.

We hope to be working with Canterbury-Bankstown Council for this outcome and hope the result will be positive for all parties involved.