

# Statement of Environmental Effects

Accompanying a development application for

INSERT DEVELOPMENT DESCRIPTION

At

Lot 13 DP 30270

13 Pineview Avenue Roselands 2196

25/08/2022

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## 1. Introduction

This statement of environmental effects has been prepared by Sharbel Taouk to accompany a development application for the demolition of the existing old garage and construction of a non-habitable single story building at 13 Pineview Avenue Roselands NSW 2196. The application is being lodged by Sharbel Taouk, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Bankstown Local Environmental Plan (LEP) 2015, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The subject site is 464.5m<sup>2</sup> in area and currently contains a single storey dwelling and 1 garage.

It is proposed to retain the existing dwelling and to demolish one existing garage. A detached non-habitable dwelling will be constructed at the rear of the site.

## 2. Site description and analysis

### 2.1 Location and property description

The site can be best described as a regular shaped mid-block allotment with a frontage of 16.11 m to Pineview Avenue site depth of 27.74 m resulting in a total site area of 464.5 m<sup>2</sup>.

At present a single storey wood cottage with a detached garage, and concrete driveway resides within the development site as illustrated below. The development site is bounded by residential dwellings to its eastern, western, and southern side boundaries. It is noted that the neighbouring properties contain detached dwellings

Photograph 1: Shows the subject site as viewed from Pineview Avenue looking southwards

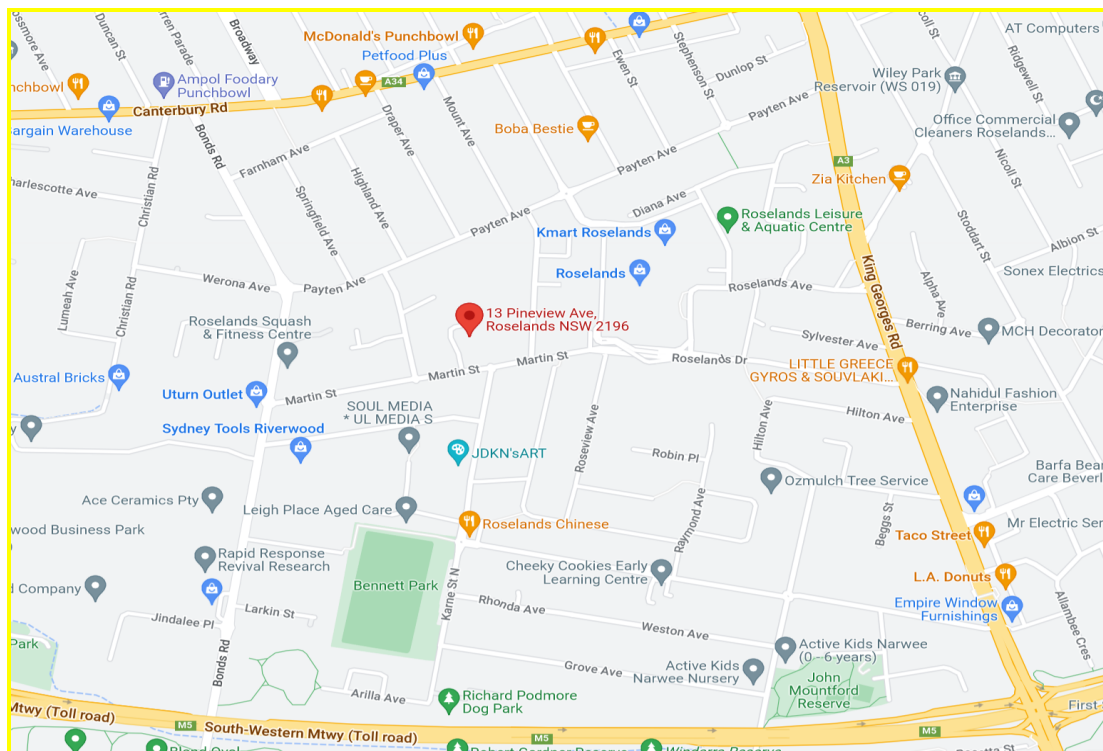


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The aerial photograph below shows the existing site within its immediate context.



Aerial map showing wider locality





## 2.2 Site characteristics

Existing garage to be demolished to make way for non-habitable single story out building



Existing garage as seen from the front of the property





The existing garage is sitting on the boundary. New proposed building to be set back 0.95 metres



### 2.3 Surrounding development

Shows the existing streetscape along Pineview Avenue looking east





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Shows the existing streetscape along Pineview Avenue looking West



Shows the neighbouring properties containing detached dwellings



### **3. Details of proposal**

#### **3.1 Proposed works**

The Development Application proposes to demolish an existing detached garage and construct a new non-habitable out building.

The new detached building will be located at the rear of the site, measuring 7450mm by 4000mm. It has a floor area of 29.8m<sup>2</sup> with a rear setback set to 1050 mm and side setbacks are 950 mm. The height of the building will be 2930 sloping down to 2550

External walls will be painted fibreglass sheeting. A 15-degree colorbond roof and aluminium windows are proposed.

The proposal will have no impact on existing street and subdivision patterns nor on the existing building itself, with the existing landscaping setting to also remain unaffected.

#### **4 Clause 4.15 -Matters for consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

***(a) the provisions of:***

***(b) (i) any environmental planning instrument***

**State Environmental Planning Policies**

Not applicable

**Local Environmental Plan**

Complies with LEPs

***(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and***

Complies with all environmental planning instruments

***(iii) any development control plan***

Does not contravene any DCP

***(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F***

N/A

***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

N/A

***(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,***

N/A

***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

No negative impacts could be determined

***(c) The suitability of the site for the development,***

The site is considered suitable for the construction of the out building on the site. Only a principal and secondary dwelling will sit upon the site. No additional carparking is required and adequate open space serves the residents. The site is well located with regard to access to public transport, places of worship, local schools, shopping, employment and recreational facilities.

***(d) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

***(e) the public interest.***

The application complies with the relevant provisions and objectives of HSEPP, Bankstown LEP 2015 and Bankstown DCP 2015.

It is considered that approval of the DA will be in the public interest.

## **5.0 Other considerations**

### **5.1 Visual Impacts**

The visual impact of the structure will be minimal if any. The old structure is sitting on the boundary and the new structure will be set back 0.95 m significantly improving the immediate surroundings

### **5.2 Open Space**

There will be minimal impact on open space as the existing structure to be demolished is almost twice the size of the proposed building

### **5.3 Overshadowing and Privacy**

There is no impact on overshadowing and privacy. The new building will be an improvement on the existing building as it currently sits on the boundary. The new building will be set back 0.95 m and there will be no windows facing the side boundary

### **5.4 Noise**

There will be no impact as the proposed building will be non-habitable

### **5.5 Erosion Control Measures**

No erosion impacts. Rainwater runoff to be channelled into existing stormwater drainage

### **5.6 Economic and Social Impacts**

Nil

### **5.7 Environmental Benefits**

The main environmental benefit will be that an old, rotting building will be removed and replaced with a new building that is smaller.

### **5.8 Disabled Access**



N/A

#### **5.9 Security, Site Facilities and Safety**

N/A

#### **5.10 Waste Management**

No change to the existing waste management arrangements, noting that the development is limited to the demolition of an existing garage and the construction of a new detached outbuilding

#### **5.11 Building Code of Australia**

The contractor engaged to construct the out building is accredited, and all work will comply with the Building Code of Australia

#### **5.12 Traffic**

No traffic impacts. Existing driveway will be used for any visiting contractors and deliveries

#### **5.13 Stormwater/flooding**

No change to the existing stormwater system, noting that the fascia & gutter of the new building are to be connected to existing down pipe and subsequently to the existing stormwater drainage system

#### **5.14 etc.**

N/A

### **6.0 Conclusion**

As the proposed development is a simple out building that is non-habitable the development meets the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved.