

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION

FOR

CHANGE OF USE FROM EXISTING STRUCTURE TO A SECONDARY DWELLING

23 Redman Parade, Belmore

Prepared for

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By

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REVISION 01

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This SEE is part of a Development Application which includes Architectural, Hydraulics and Landscaping drawings.

1.0 *Introduction*

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development for a change of use for a Secondary Dwelling at 23 Redman Parade, Belmore.

The property at 23 Redman Parade, Belmore NSW is owned by Tony Gebrael whom has owned this property for over 1 year.

1.1 Proposed Development

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

Private Open Space for to the Secondary Dwelling is 24 sqm.

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)

Canterbury Development Control Plan 2012

Canterbury Local Environmental Plan 2012

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:

- | | |
|------------------|--|
| <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> | Describe the environmental impact for construction of proposed development |
| <i>Section 5</i> | Justification Statement |
| <i>Section 6</i> | Conclusion |

2.0 *The Site*

2.1 Site Description

The subject property address is 23 Redman Parade, Belmore.

The technical property description is Lot 15 in DP 6388.

The site area is 805.6m².

The site has a frontage of 16.92m and side boundaries of 10.4m & 91mm. The rear boundary measurement is 0.975m.

The site slightly slopes to the rear.



Figure 1 – 23 Redman Parade, Belmore – Existing single brick house with tiled roof.

2.2 Site Uses

The proposed development is within an existing residential area. The existing dwelling is a single storey cladding house with tiled roof.

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

2.3 Neighbourhood Context

The houses on Redman Parade - near the dwelling also comprise of single and double storey cladding and brick dwellings, and units.



Figure 2 – 22 Redman Parade, Belmore NSW - View Neighbouring Property



Figure 3 – 40 Isabel Street, Belmore NSW – View Neighbouring Property

Access to Local Service

At present, Redman Parade is a street that branches off Sudbury Street and Isabel Street. This street mainly services residential dwellings. The area is serviced by many local businesses, worship places, parks, schools, and restaurants. With this main road being only a few hundred meters down the road, it is easily accessible by the train in Belmore Station and the public transportation.

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 proposes 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

Canterbury Development Control Plan 2012

Canterbury Local Environmental Plan 2012

SEPP Affordable Rental Housing 2009

The site at has a site area of 805.6m² which meets the 450m² minimum requirement.

3.2 Streetscape and Topography

The immediate existing neighbouring properties adjacent to 23 Redman Parade, Belmore consist of:

- 22 Redman Parade, Belmore NSW – a single storey brick Residence
- 40 Isabel Street, Belmore NSW– a single storey brick 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 within Redman Parade.

3.3 Local Context

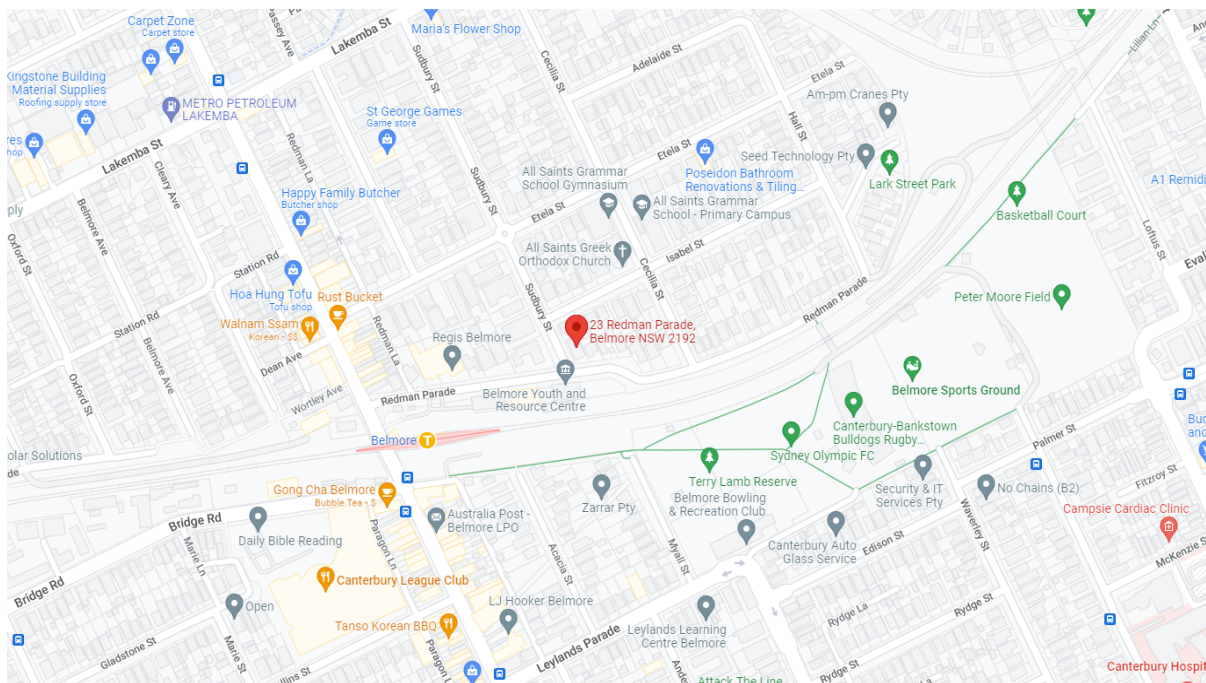


Figure 4 – 23 Redman Parade, Belmore – Local Context Aerial Map

3.4 Setbacks, Building Envelope and Urban Design

The rear setback to the secondary dwelling is min. 0.975m.

The side setbacks to the secondary dwelling are 10.4m and 0.091m.

The private open space for the secondary dwelling is 24m².

The total area to the secondary dwelling is 56.56m².

The secondary dwelling is brick veneer / cladding construction on concrete slab with concrete gable roof.

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

The ceiling heights to the Secondary dwelling is 2.7 meters.

3.5 Balconies, Windows, Materials and Decorative Elements

Windows, material selection and decorative elements have been located in places to bring about more harmony. Sun penetration, ventilation, and privacy to the dwelling, make the overall development of the dwelling consistent with existing developments on Redman Parade, and give 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 **Canterbury DCP 2012 & LEP 2012 & SEPP 2009**.

Table 1 – Development Application Table

DEVELOPMENT APPLICATION TABLE (SEPP 2009 AFFORDABLE HOUSING CODE)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- at least 12m frontage & 450m ²	-16.92m Frontage & Site Area 805.6m ²	Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	35.5% (total 286.72m ² / 805.6m ²)	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 40sqm floor area of secondary dwelling - Maximum floor area of Principal Dwelling , Secondary Dwelling , Carport / Garage area : 450m ² . Lots over 900m ²	56.51m ² Proposed Secondary Dwelling 230.21m ² Existing Dwelling Total floor : 286.72m ² incl. Principal Dwelling & Proposed Secondary Dwelling	Y
5 SETBACKS & MAX FLOOR AREA FOR BALCONIES & DECKS etc	- 12sqm max. if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	-NIL	Y
6 BUILDING HEIGHT	- 3.8m max from NGL	- 4.6m max. (Existing structure)	Y*
7 SETBACKS FROM ROADS OTHER THEN CLASSIFIED ROADS	- the average distance of setback of the nearest 2 dwelling houses	- 5.7m	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport , garage , pergola etc etc - 0.9m and 1/4 of the additional building height above 3.8m	- 10.4m & 9.1mm (Existing structure)	Y*
10 SETBACKS FROM REAR BOUNDARIES	- 3.0m if the lot has an area of 450m ² - 900m ² min to a building height of 3.8m and to any carport , garage , pergola etc etc - 3.0m plus an amount that is equal to 3 times of the additional building height above 3.8m , up to a max setback of 8m - if the lot has an area of at least 450m ² - 900m ²	- 0.975m to the rear boundary (Existing structure)	Y*
16 LANDSCAPED AREA	- 30% if the lot has an area of 600m ² - 900m ² - 50% of landscaped area to be located behind building line	-Total Landscape Area: 35.65% (total 287.26m ² / 805.6m ²) - Behind Building line: 59.39% (170.61m ² / 287.26m ²) - 37.25m ² landscaping in front building line	Y
17 PRIVATE OPEN SPACE	- 24m ² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m ²	Y

4.0 Environmental Impact

The method of construction of the secondary dwelling is compatible with acid sulfate class level contamination within the site and flood affectations.

The development of the dwelling will cause not cause any unreasonable 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 - 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 Justification Statement

This proposal is for a change of use to a secondary dwelling at 23 Redman Parade, Belmore. This is an existing structure which has been built on the side boundary and has been approved as a childcare since the year 2004, which houses young children ages 1 - 4 years of age.

This building has an existing bathroom, staff room, storage room and activity room. This building is less than 60sqm which follows the required maximum floor area for a secondary dwelling. The Architectural plans reflect a change of internal works to serve a secondary dwelling to make it habitable for the owners purpose.

It is intended and reflected on the plans to close up the terrace and to step out 900mm of the external wall from the side boundary to comply to serve a window, as the external walls material will be cladding.

Refer to the Clause 4.6 variation for further explanation and details.

6.0 Conclusion

This proposal for a secondary dwelling at 23 Redman Parade, Belmore is a significant addition to the property and the owner.

It is intended to increase the value of the property.

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

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