

## STATEMENT OF ENVIRONMENTAL EFFECTS

### PROPOSED DOUBLE STOREY DWELLING

AT

**#30, ROSE STREET, SEFTON**  
**LOT-03 D.P 18957**

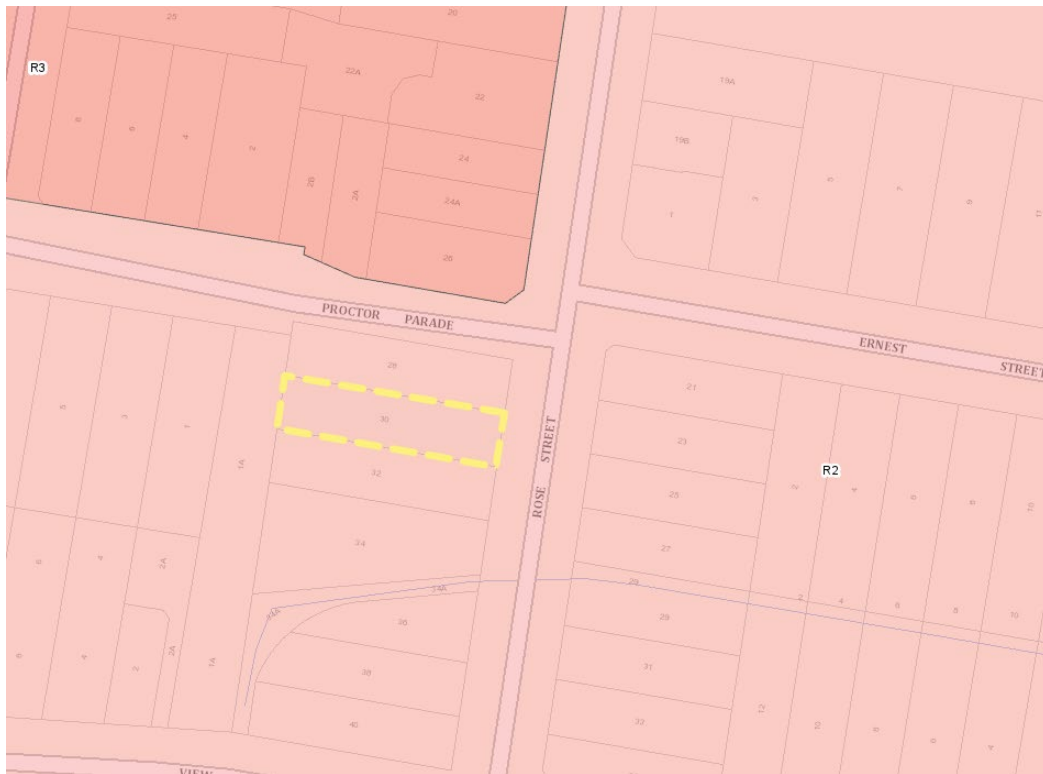


IMAGE SOURCE SIX MAPS

## INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for the applicant seeking an approval for construction of a Double storey dwelling at No. **30, Rose Street, Sefton**. The site is legally described as **Lot 03 D.P. 18957** and has an area of **613.2 sqm** and a frontage of 12.19m. The gradient of the site shows a moderate fall to front of the site, a difference of approximately 1.3m across the site. The gradient of the land is consistent with variation to the RL.

The site is within zone R2- Low Density Residential pursuant to the provisions of LEP.



*SOURCE: Planning portal*

This Statement accompanies architectural plans prepared by **Innovative Eco Designs**, Project Number **2206528**, Issue A, and supporting documentation as required by Council.

This report assesses the proposed development against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and includes the following planning controls: -

- **Bankstown Local Environmental Plan 2015**
- **Bankstown Development Control Plan 2015**



## THE SITE AND SURROUNDING

The subject allotment is known as No. **30, ROSE STREET, SEFTON** and is legally described as **Lot-03 D.P.18957**. The site has an area of **613.2 sqm**. The site is zoned **R2** – Low Density Residential under the Local Environment Plan (2015). The property is neither in a heritage conservation area or heritage listed and nor is it located within close proximity to any such items.

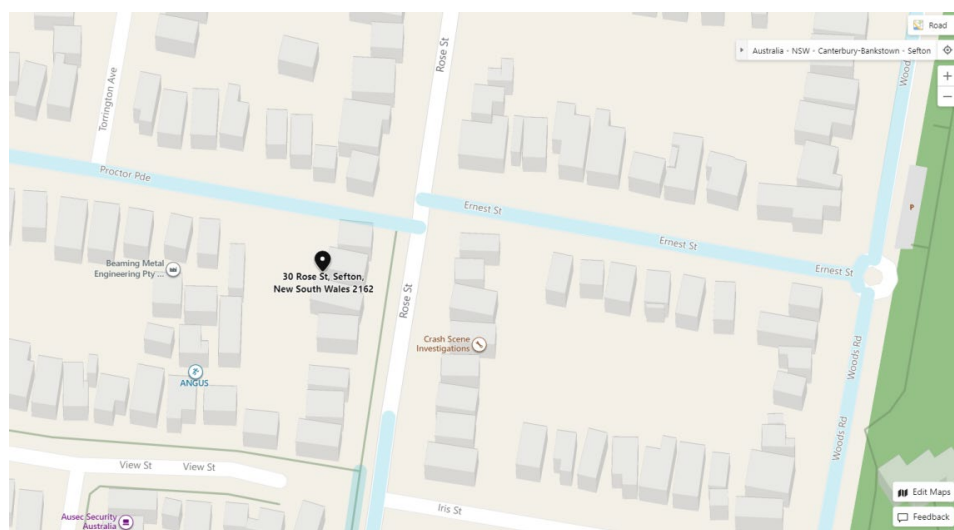
The gradient of the site shows a fall towards front of the property, a difference of approximately 1.3m across the site. The gradient of the land is consistent with variation to the RL. The site has frontage of 12.19m at the building line to Rose Street. Vehicular access to the site is achieved via Rose Street.

At present, the site has an existing Single Store Brick House with a detached Secondary Dwelling located at the back of the house. The Single Storey house to be demolished and removed to construct the new proposal and Granny to remain Existing.

The neighboring property is a Single Storey brick residence and Single-story clad Residence



IMAGE SOURCE GOOGLE MAPS



## Proposed application Sec-4.55

### 1. Amendment to Da condition 2.15.

**The sum of the impervious areas associated with the car parking area, driveway(s) and pedestrian paths must not exceed 55% of the area between the dwelling(s) and the primary frontage.**

In order to satisfy the requirements of Da conditions 2.4 and 2.13 for parking facilities, the turning radius for the front yard was designed by Engineering. As a result, the green space for the front yard cannot exceed 24%. The engineer's certification and turning radius specifications are provided for reference.

### 2. OSD required

In order to satisfy the requirements of Da conditions 2.4 and 2.13 for parking facilities, the turning radius for the front yard was designed by Engineering. As a result, total required green space cannot exceed 22%. Amended SW plans with OSD and the engineer's certification are provided for reference.

### 3. Add column in rear to support first floor slab.

Added a column to the south wall of the house to support the first-floor slab.

Proposed changes are keeping in mind the restrictions and comments on the DA consent. The changes are however minor and will have minimal effects on the surroundings.

**BHAVNA SHARMA**