

28 Nicoll Street, Roselands

## STATEMENT OF ENVIRONMENT EFFECTS

Section 4.55

Modification of Approved DA-962/2021

January 2024



M CUBED ARCHITECTS

627 Forest Road,  
Bexley NSW 2028  
T: (02) 9327 2748  
E: [info@mcubed.com.au](mailto:info@mcubed.com.au)

## 1. INTRODUCTION

This statement accompanies an application to carry out modifications of the existing **DA-962/2021** and is to **Modify the alfresco and windows**. The bulk & scale remains largely the same.

### 1.1 Locality

The subject site is **Lot B in DP369666** at No. 28 Nicoll Street, Roselands in Canterbury-Bankstown Council.

The site is relatively flat. It is **701.9 m<sup>2</sup>** in area and has a **14.02m** frontage.

## 2. PROPOSAL

### 2.1 CANTERBURY-BANKSTOWN LEP 2023

REQUIREMENTS	
Land Zoning	R3
Landscape area	25%
Height of Buildings	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	460 sq.m

The proposed changes are largely within the approved building envelope.

### 2.2 Façade

Remained unchanged.

### 2.3 Layout

Alfresco is proposed to be lengthened extra 3.55m in order to accommodate a new bathroom serving the pool, this has improved the amenity for the occupants of the dwelling.

A niche for fire place flute/exhaust is proposed next to family room to improve interior aesthetic as well as adapting with the heating mechanical system.

### 2.4 Setbacks

Remained unchanged.

### 2.5 Stormwater

Remained unchanged.

### 2.6 Stormwater

Remained unchanged.

### 2.7 Impact of Changes

There are no adverse or significant impact from the proposed changes. The Changes improve the overall design and amenity.

The increased area is **3 sq.m**, given the new total GFA is **295 sq.m**, which is still comply with the FSR control. The landscaping area is slightly reduced to **278 sq.m** due to the enlargement of alfresco, which is also comply with 25% soft landscaping area control (39.40% of site area).

## 2.8 BASIX

New BASIX Certificates are accompanied with this application.

## 3. CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed modifications is consistent with the objectives, planning strategies and detailed controls of these planning documents and the original approval.

Consideration has been given to the potential environmental and amenity impacts that relate to the proposed development and this report addresses these impacts.

We kindly ask council to approve the modifications.

If you have any further questions, please do not hesitate to contact me.

**Thank you!**

Yours truly,

**Mounzer Mortada**

Bachelor of Architecture (*Hons*) UNSW

(*Director*)

**Registered Architect 10697**