
STATEMENT OF ENVIRONMENTAL EFFECT

SECONDARY DWELLING

AND STUDIO

AT

**H. NO. 1 BRAUNBECK STREET
BANKSTOWN**

October 2023

1.0 INTRODUCTION

This statement of environmental effects relates to a proposed granny flat at H. No.1 Braunbeck Street, Bankstown.

1.1 LOCATION

The site is located approximately 1500 metres from Shopping Centre within a very quiet residential area.



1 Braunbeck Street, Bankstown-Arial View

2. DESCRIPTION OF THE SUBJECT SITE

The site contains a single storey dwelling. It is intended to construct a granny flat and a studio at the rear of the block. The lot is a rectangular shape with a frontage of 15.24m and a depth of 40.131 metres. The total site area is 607m² and is known as Lot D in DP 442926.



1 Braunbeck Street, Bankstown -Street View

The topography of the land shows that the land has a natural fall to the front boundary. Connection of the roof water will be taken to the street system via a rain water tank.

The site is in compliance with the requirements for such development, minimum requirement 450m² of site area as per the Schedule 1 of the *Affordable Housing SEPP*.

1.4 EASEMENTS

The site is affected by an easement and a sewer lines. The existing stormwater is connected to the street system.

2.0 PLANNING CONSTRAINTS

This subject property is zoned Residential R2 under Canterbury Bankstown City Council's Planning Scheme. Council's Code is applicable to the proposal where a secondary dwelling is permitted in conjunction with a principal dwelling on a land of minimum site area of 450m² (Schedule 1 of the *Affordable Housing SEPP*)

2.1 DEVELOPMENT DESCRIPTION

The development will consist of erection of a timber cladding structures.

The drawings that accompany this application fully describe the proposal, as well as the statement on the following pages.

2.2 DENSITY

The proposal is allowable in residential zone R2 and it is in compliance with Canterbury Bankstown Development Control Plan 2015- Part B1, Section 3 – Secondary Dwellings.

Maximum 60m² of Floor Space Area (Schedule 1 of the *Affordable Housing SEPP*)

2.3 BUILDING HEIGHTS

Council's objectives are met in this regard, both numerically and physically. The maximum height of the proposed secondary dwelling is 4.24 metres from the lowest natural ground level to the ridge. Allowable 8.5 metres (Schedule 1 of the *Affordable Housing SEPP*). The ceiling height is 2.55 metres.

No impact on neighbour's properties as it does not cause bulk to the surrounding dwellings in the area.

2.4 SETBACKS

As can be seen on the site plan, side and rear setbacks have been provided for the proposal as 900mm to keep with standard set out in Council's Code.

2.5 LANDSCAPE AREAS

The provided landscape plan to be used is suitable for the proposal by BASIX

2.6 PRIVATE OPEN SPACE

Council's requirement of minimum 80 m² of private open space for the dwelling and 24m² for the secondary dwelling. Minimum required is 24m² as per the Schedule 1 of the *Affordable Housing SEPP*.

136m² as open space is provided for the existing dwelling and 88m² as open space is provided for the secondary dwelling.

2.7 CAR PARKING

The existing dwelling is provided with a garage and parking spaces.

2.8 DRAINAGE

The down pipes for the proposal will be connected to a rain water tank and the overflow will be connected to the existing system.

2.9 SOIL AND EROSION CONTROL

Concept plan for soil and erosion control has been submitted to support the application.

2.10 GARBAGE FACILITIES

The dwelling is provided with a Solo bin at the rear courtyard area which will be placed out for collection.

2.11 MAIL DELIVERY

The dwelling is provided with a mail box facing Braunbeck Street and located at the front adjacent to the vehicular access.

DESIGN AND BUILDING REQUIREMENTS

In this regard, Council's requirements are more than satisfied. The development is proposed to enhance the character of the street.

3.1 SERVICES

All services are available to the site.

3.2 STEEETSCAPE

Familiar materials of timber cladding and tin roofing are proposed as the major building elements. Windows will be clear glazed with Aluminium frames. The development seeks compatibility with adjoining housing by the use of traditionally residential architectural treatments.

3.3 SUNLIGHT

There is no impact of shadowing on adjoining properties.

3.4 FENCING

Colorbond style fencing is existing at the property boundaries.

4.0 ENVIRONMENTAL EFFECTS

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials which allows the proposal to blend in with the existing homes.

4.1 SOCIAL AND ECONOMICAL EFFECTS

It is the opinion of the writer that the economic effect of this development on adjoining residences will be a positive one on view of the quality of the proposal and the way it blends into the Streetscape.

4.2 BULK, SHAPE AND CHARACTER

The building has been designed to minimise bulk by giving architectural features and giving considerable separations and setbacks

4.3 SHAPE AND LAND

The irregular shape of the lot requires an economic use of the site. The site coverage has been provided for quality open landscaped areas and separation between the adjoining dwellings.

4.4 FLOODING AND BUSHFIRE RISK

The property at the present is understood to be flood free and free of bushfire risk.

4.5 TRAFFIC GENERATION

It is acknowledged that the development will not generate an increase in traffic flow to Braunbeck Street.

4.6 PUBLIC TRANSPORT

The proposed development is not located in close proximity to public transport.

NOISE

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or occupants.

4.7 VIEWS

The views of the residences adjoining this development will not be affected.

4.8 ACCESS

The private access way will provide adequate access for service vehicles of the dwelling.

4.9 SUBDIVISION

The subdivision is not applicable to the proposal

4.10 CONCLUSION

It is the opinion of the writer that this development will make a positive contribution to Braunbeck Street and the neighbourhood, whilst satisfying demands for this type of

housing in the area. I therefore recommend that Council should lend its support to this proposal.

The proposal complies with the Schedule 1 of the *Affordable Housing SEPP* as per the table below:

Item	Required	Provided	Compliance	Clause
Floor Space Area	60m ²	60m ²	Yes	4(1)
Combined floor Areas	284.50m ²	196m ²	Yes	4(2)
Side setback	900 mm	900mm	Yes	9
Rear Setback	900mm	900mm Min	Yes	10
Building Height	8.5 m	4.24 m	Yes	6
Lot Area	450m ² Min	607m ²	Yes	2
Site Coverage	50%	32%	Yes	3
Landscape Area	20%	63%	Yes	16
Private Open Space	24 m ²	88 m ²	Yes	17