

# DESIGN BY MIR

## STATEMENT OF ENVIRONMENTAL & EFFECT

ADDRESS – 152 RODD STREET, SEFTON  
PROPOSAL – PROPOSED SECTION 4.55 MODIFICATION

## SITE

ADDRESS – 152 RODD STREET, SEFTON

DP – 7439                      LOT 10



## Introduction

This Section 4.55 application accompanied with other relevant documents submitted to council for assessment and approval for modifications that are proposed.

## Streetscape Analysis

The site is located on north of Rodd Street. The address is known as No.152 Rodd Street, Sefton. The is under construction. The surrounding area and allotments are primarily of single story dwellings, two story dwellings, duplexes and swimming pool with park. Our proposal has been designed to fit in with the surrounding areas and dwellings, as illustrated in the plans.

## Zoning

The subject allotment is zoned R2 Low Density Residential under Canterbury-Bankstown Local Environmental Plan 2023

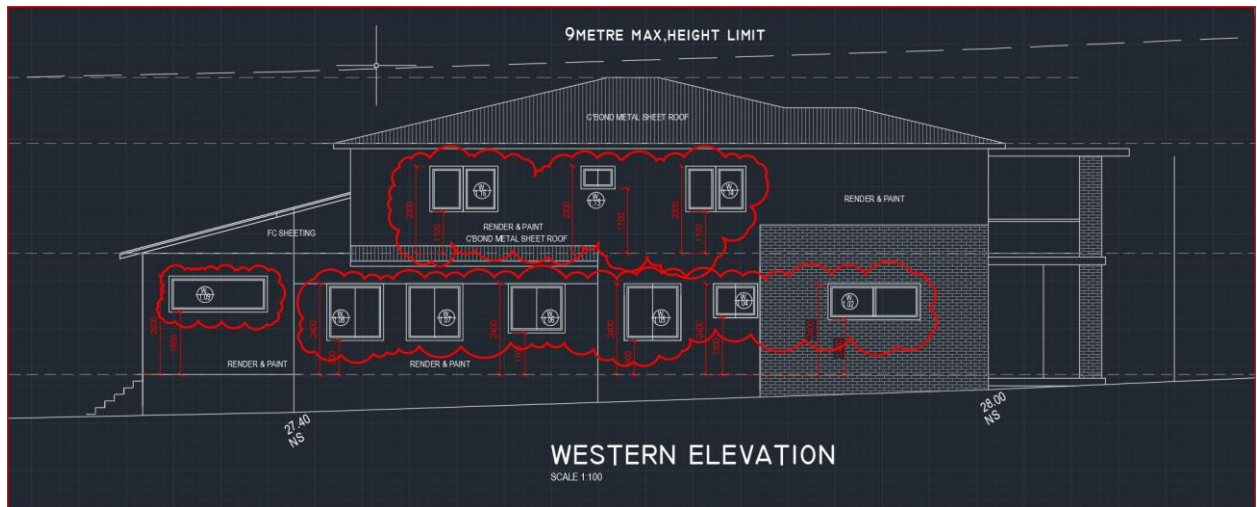
Council - CANTERBURY-BANKSTOWN COUNCIL

### Proposed Modification

Our proposed modifications are carried out and related to windows only for both Units. The following changes are demonstrated below -

#### UNIT 1 & 2 GROUND LEVEL

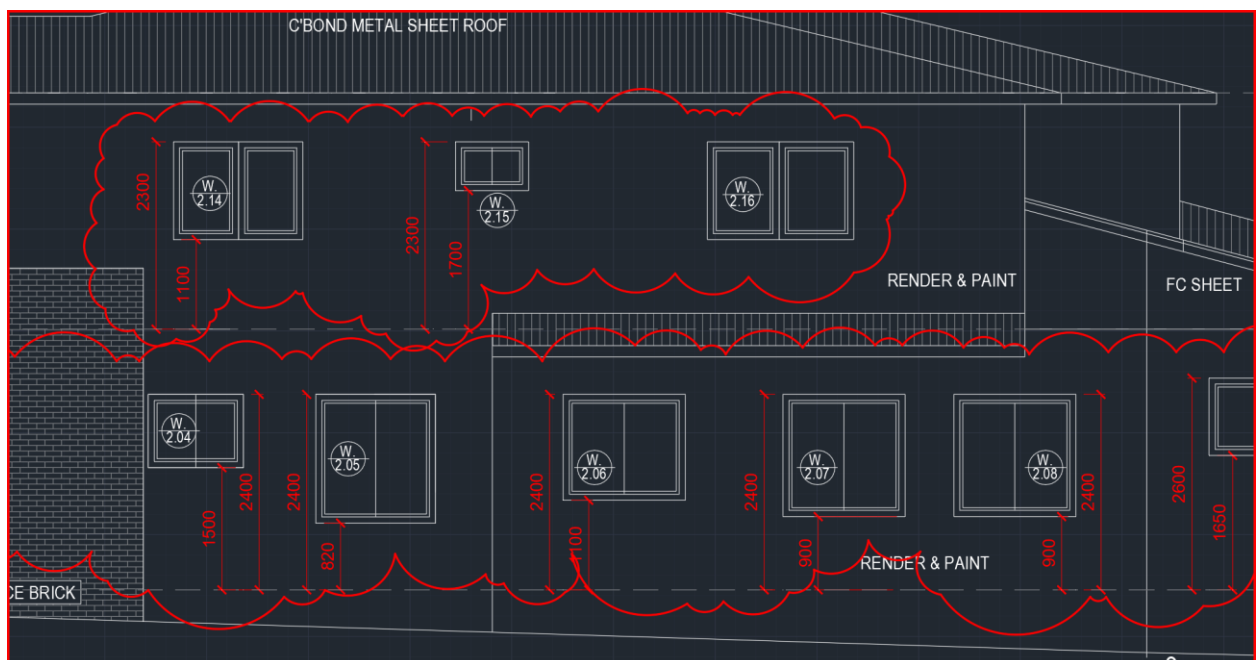
The Following windows are changed in unit ground level -



On Unit 1 & 2 the DA stamped plans illustrated the two windows (W1.02 & 1.03 for Unit 1 and W2.02 & 2.03) in both garages but in section 4.55 application we proposed to keep only one window with different size and head height. Window (W1.03 for Unit 1 is deleted and Unit W2.03 is deleted as well. The proposed new sizes of the windows on both garages are the identical (2.44 width & 0.95 Height) but the height is 2.6m high which is different from DA stamped plans.

The ground Windows (W1.04,5,6, 7 & 8 for Unit 1 and W2.04,5,6,7,8 and 9 for Unit 2), the size of these window which are mentioned are modified and their head heights are different from stamped plan. Their heights are raised by head height 300mm so the proposed head height will be 2.4 from 2.1m.

Also the following windows illustrated below, the height are raised and the



**Street setbacks**

4.7 The minimum setback for a building wall to the primary street frontage is:

- (a) 5.5m for the first storey (i.e. the ground floor); and
- (b) 6.5m for the second storey.

All the setbacks are remaining as per DA approved plan.

**Side setbacks**

4.9 The minimum setback for a building wall to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.

All the setbacks are remaining as per DA approved plan.

**Private open space**

4.12 Dual occupancies must provide a minimum 80m<sup>2</sup> of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.

Private open space is remaining as per DA approved plan.

**Visual privacy 4.17**

4.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5m above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
- (d) use another form of screening to the satisfaction of Council.

The new windows modification will not have any impact on the neighboring property the changes are well designed to avoid overlooking.

**Tree removal**

This section remains as per DA approved plans.

**Heritage**

The subject site is not considered to be in a heritage conservation area.

**Stormwater**

This section remains as per DA approved plans.

**Summary**

The proposal seeks to approval for section 4.55 modifications for both units and offers a high level of compliance and provides residences with a high level of amenity.

The proposal complies with all of the Council's technical design requirements and town planning objectives, and will have no significant adverse impact on any other adjoining or nearby properties.

The design, parking, traffic and drainage aspects of the proposed development have been considered and are satisfactorily seen. The site can adequately accommodate the proposed development, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this Bankstown precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Yours faithfully,

MIR SAYED

Director

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