**STATEMENT OF ENVIRONMENTAL EFFECTS**

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| **LOCATION AND PROPERTY DESCRIPTION** |

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| DEVELOPMENT TYPE: Construction of a secondary dwelling |
| LGA: Canterbury Bankstown |
| LEP: Bankstown LEP 2015 |

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| Street Number: 49 | Street: Chertsey Ave | Suburb: Bankstown |
| LOT: 115 | DP NO: 9153 | Postcode: 2200 |
| Land use Zone: R2 | Proposed use: Residential | N/A |

**Description of Proposal:**

Construction of a secondary dwelling and attached garage.

**Description of the site:**

The site is a rectangular shaped lot fronting Chertsey Avenue. The Area is R2 – residential zoning with all adjoining properties being of residential nature. The lot is relatively flat with a slight fall to the rear of approximately 500mm. There is an existing single storey brick residence on site.

**Birds Eye View:**



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| **CONTEXT AND SETTING** |

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| **Will the development:** |

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| Be visually Prominent in the surrounding area? | No – towards rear of property. |
| Be inconsistent with the existing streetscape or Council’s Setback policies? | No. |
| Be out of character with the surrounding area? | No – single storey dwelling proposed. |

**Access, Traffic and Utilities:**

* Legal and practical access is available to the development.
* All services including power, water, electricity, sewer and telecommunication are readily available on site.
* Car Parking – Attached garage proposed for lockup garage.

**Environmental Impacts:**

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| Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | During construction the likelihood of air pollution will exist. This will be managed via the erosion and sediment control plans and practice. |
| Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)? | Due to the slope of the land – during construction sediment control fencing will be placed at the rear and southern elevations. |
| Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? | No. |
| Does the development involve any significant excavation or filling? | Basement excavation – engineering plans to detail proposed method of retention. (IE shoring) |
| Could the development cause erosion or sediment run-off (during the construction period)? | Yes. |
| Is the development considered to be environmentally Sustainable (Including provision of BASIX Certificate where required)? | Yes – BASIX Certification to be included. |
| Is the development likely to disturb any aboriginal artefacts or relics? | No – not in an environmentally sensitive area. |
| Is the Development within a Heritage Conservation area? | No. |

**Flora and Fauna Impacts:**

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| Will the development result in the removal of any vegetation from the site? | No. |
| Is the development likely to have any impact on threatened species or native habitat? | No. |

**Bushfire Hazard:**

Nil.

**Stormwater Disposal:**

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| How will stormwater (from roof and hard standing) be disposed of? | Stormwater system designed in compliance with Bankstown DCP for Stormwater Policy – Plans attached. |

**Social and Economic Impacts:**

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| Will the proposal have any economic consequences in the area? | No. |
| Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibration? | No. |
| Is the development situated in a heritage area or likely to have an impact of any heritage item or item of cultural significance. | No. |

**Flood Impact:**

N/a.

**4.2 Local Environmental Planning Instruments**

The site is within R2 Land zone under the Bankstown LEP 2015. The proposed development relates to the erection of a primary and secondary dwellings – which are permissible use under R2 zoning.

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| **Chapter 5 – Residential accommodation**  **Section 3: Secondary Dwellings** |

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| **Control** | **Proposed** | **Complies** |
| 3.1 Lot size A secondary dwelling is permissible on an allotment with a minimum lot size of 450m2 . | Lot area556.4 m2. | Yes |
| 3.2 Council must not consent to development for the purpose of secondary dwellings unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and (b) the total floor area of the secondary dwelling is no more than 60m2 or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area. | Total FSR does not exceed max allowable.  Secondary Dwelling FSR 60 sqm. Calc table demonstrates compliance. | Yes |
| Storey limit (not including basements) 3.3 The storey limit for attached secondary dwellings is 2 storeys. In addition, attached secondary dwellings in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres. 3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres. 3.5 The siting of secondary dwellings and landscaping works must be compatible with the existing slope and contours of the allotment and any adjoining property. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation. 3.6 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where: (a) the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP; or (b) the fill is contained within the ground floor perimeter of the secondary dwelling to a height no greater than 1 metre above the ground level (existing) of the allotment. | Single Storey proposed.  Max Wall height proposed: 3m | Yes. |
| Setbacks to the side and rear boundaries 3.10 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre. 3.11 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side and rear boundaries of the allotment is 1.5 metres. | **Setbacks from rear 3m and side proposed 900mm.** | Yes |
| Private open space 3.12 Secondary dwellings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space. | Ample area for primary dwelling and secondary dwelling to have separate POS. Site Plans demonstrate compliance. | Yes. |
| Access to sunlight 3.13 At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas. 3.14 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling. 3.15 A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space. | Plans demonstrate compliance – single storey proposed with no shadow impact. | Yes. |
| 3.23 The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling. | Roof pitch proposed <25 degrees. | Yes |
| 3.26 Secondary dwellings must not result in the principal dwelling on the allotment having less than the required car parking spaces. | No negative impact. An additional garage proposed appurtenant to the primary dwelling. | Yes. |
| Landscaping 3.27 Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling. | No tree removal proposed. | Yes. |