



PLANS BY...

perras design group

S T A T E M E N T O F E N V I R O N M E N T A L E F F E C T S

For the Proposal of:

**Proposed demolition of all existing structures &
construction of single storey dwelling with basement parking & pool**

Council District:

Canterbury - Bankstown City Council

Address:

No. 8 Spencer Street Sefton

Client:

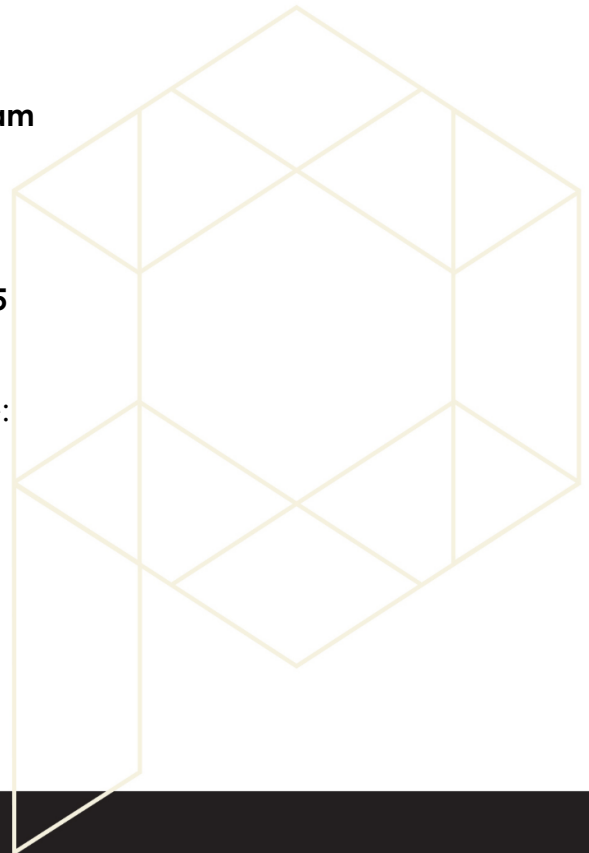
Matthew Abraham

Date:

FEBRUARY 2025

Our Reference:

DA - 2493



Perras Design Group Pty Ltd ABN 35 614 757 550

Address: Suite 6, 92 Bathurst Street Liverpool NSW 2170

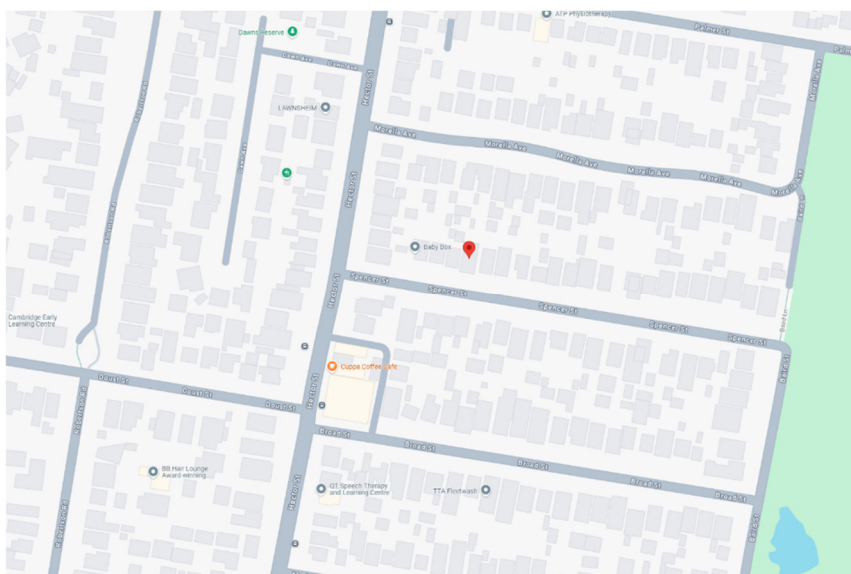
Studio: (02) 8005 1000 Mobile: 0414 507 259

Email: peter@perrasdesigngroup.com.au Website: www.perrasdesigngroup.com.au

Peter Perras - Registered Design Practitioner DEP0001985 (All Classes) Accredited BDA Aust 6639 M.BDAA 7488.21

Introduction

This development application is submitted to council for assessment and approval for this proposed single storey dwelling with basement parking and pool.

Site (locality)

Lot: 48

D.P: 15071

Streetscape Analysis

The site is located on the north side of the Spencer Street. The address is known as No. 8 Spencer Street Sefton. On the site there is a single-storey brick house with tile roof & detached metal sheds. The surrounding area and allotments are primarily of single storey dwellings, two storey dwellings and duplexes. Our proposal has been designed to fit in with the surrounding areas and dwellings, as illustrated in the plans.

Controls

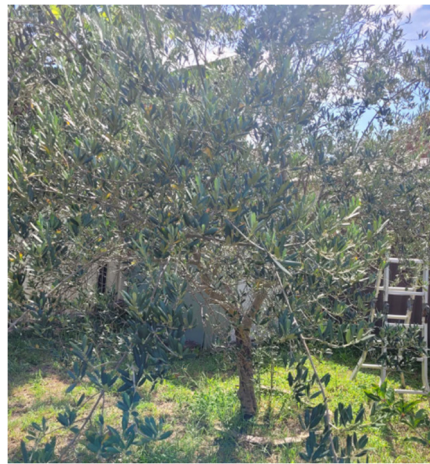
Our proposal is designed in accordance with the following controls –
 - Canterbury-Bankstown Development Control 2023 & Local Environment Plan 2023 & chapter 5.1 – former Bankstown LGA.

Zoning

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

Tree Removal

There are three (3) existing fruit trees on site shown dashed to removed & one (1) tree on the layback to be removed.



SECTION 2 – DWELLING HOUSES

Objectives

O1 To ensure the building form, building design, setbacks and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.

O2 To ensure the building form, building design, room sizes and internal layout of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.

O3 To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

O4 To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.

O5 To ensure the landscape design contributes to a high quality streetscape and amenity.

O6 To provide deep soil zones to allow for and support healthy plant and tree growth.

O7 To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

O8 To minimise the visual impact of off-street parking on the streetscape.

O9 To ensure basements are well-designed and integrate into the overall design of the development.

PROPOSAL

The proposal will be demolition of all existing structures and ground works and the construction of single storey dwelling with basement parking and pool. The ground level will consist of a brick veneer dwelling while the basement level will consist of blockwall construction.

Floor space ratio

Site area	562.58sqm
F.S.R. allowed:	281.4sqm
F.S.R achieved:	262.5sqm

Setbacks

Setbacks to the primary and secondary road frontages

2.7 The minimum setback for a building wall to the primary road frontage is:

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

Our proposal achieves:

Front setback allowed	- 5.5meters
Front setback achieved	- 5.5meters

Side setbacks

2.8 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.

2.9 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.

Side setback allowed	- 0.9meter
Side setback achieved	- 0.9meter

Max. wall height allowed	-7m
Max. wall height achieved	-4.5m

2.10 The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch

COMPLY: YES

Therefore, the front setback requirements comply with councils' standards.

Fill

2.3 Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

Achieved: 1m max. (see west elevation).

Swimming pool

13.12 Swimming pools and spas must locate behind the front building line.

13.13 The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.

Side setback achieved: 1.05m

Bulk & Scale

The proposed building has been well articulated to avoid the box-shaped appearance. The front facade has been stepped and articulated to improve the appearance and reduce the bulk and scale of the proposed development. Different use of materials assists the bulk and scale issues of the development. Therefore, the bulk and scale of the development complies with council's requirements.

Building Height

Max. height allowed: 9m

Max. height achieved: 6.56m (see west elevation)

Building materials

The proposed development will be built from brick veneer construction which will be rendered with paint finish. The external finishes are a combination of cement render with paint finishes. The roof coverings will be of tile roof (refer to colour schedule and 3D perspectives). The finishes selected enable the proposal to match the streetscape character.

Building design

2.20 The maximum roof pitch for dwelling houses is 35 degrees.

Achieved: 22 degrees

Private open space

2.11 Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.

Courtyard area allowed:	80.00Sqm
Courtyard area achieved:	95Sqm

Car parking

Building design (car parking)

2.25 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection.

Carpark required:	2 spaces (1 covered)
Car park achieved:	2 spaces via basement parking

Solar access

(Refer to ABSA & BASIX Certification)

Site Analysis

The design of the development produces minimal negative impact on adjoining developments and the neighbourhood. A site analysis has been prepared for assessment.

Stormwater

Refer to stormwater plan prepared by Modular Engineering.

Landscape Area

A minimum of 45% of landscaped area between the building and the primary frontage is required by council.

Total Front Area:	87.5sqm
Landscape Area required:	39.75sqm
Landscape Area achieved:	41sqm
Total landscape Area achieved:	73.2sqm

The landscape design integrates the architectural style of the proposed dwelling. The landscape treatment is in keeping with existing vegetation to enhance the streetscape value.

A detailed landscape plan has been prepared for assessment.

Heritage

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

Outlines

Water, sewer, electricity, and telephone services sufficient to satisfy the anticipated demand by the future occupants of the proposal currently service the subject site. Therefore, the public utilities of the site appear to be satisfactory.

Summary

The proposal seeks to construct a single storey dwelling with basement parking & pool. The proposal 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 Sefton precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Yours faithfully,

Peter Perras

Director

Perras Design Group

Registered Design Practitioner DEP0001985 (All Classes)

Accredited BDA Aust 6639

M.BDAA 7488.21