

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

DEVELOPMENT APPLICATION

FOR

Construction of 60 sqm Secondary Brick Veneer Dwelling (Measured Internally) and an attached Workshop

REVISION 01

41 Remly Street, Roselands

Prepared for

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By



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This SEE is part of a Development Application which includes Architectural, Hydraulics and Landscaping drawings.

1.0 *Introduction*

This Statement of Environmental Effects (SEE) forms a part of Development Application for the development of a proposed 60sqm Secondary Dwelling with an attached workshop at 41 Remly Street, Roselands.

The property at 74 Second Avenue, Campsie, is owned by Pierre and Chrystalla Saab. They have owned this property for over 1 year.

1.1 Proposed Development

The Development Application seeks consent for a proposed single storey brick veneer Class 1a secondary dwelling comprising of 2 bedrooms, 1 ensuite, 1 bathroom with laundry facilities, a living/ dining room, and a kitchen.

Private Open Space for to the Secondary Dwelling is 24 sqm.

1.2 Application of the Planning Instruments

State Environmental Planning Policy (Affordable Rental Housing) 2009

The SEPP2009 – Affordable Rental Housing does apply to this site, as the proposed development is within a residential zone.

The following two planning instruments are also assessed further to SEPP 2009 (ARH)

Canterbury Development Control Plan 2023

Canterbury Local Environmental Plan 2023

1.3 Is Development Consent Required?

Development consent is required since the current proposed development does not fully comply with SEPP 2009 – Affordable Rental Housing under complying development. Refer to **Section 3.6 Summary of Development Compliance** in this report for details

1.4 Consent Authority

Canterbury Bankstown Council is the consent authority for the proposed development.

1.5 Structure of the report

This report is divided into 5 sections which are as follows: -

- Section 1* Introduction
- Section 2* Describes the site, its location, key issues, context to surrounding built form Vehicular access, local transportation
- Section 3* Describes and evaluates the development proposal
- Section 4* Describe the environmental impact for construction of proposed development
- Section 5* Conclusion

2.0 *The Site*

2.1 Site Description

The subject property address is 41 Remly Street, Roselands.

The real property description is Lot 29, in DP 9856.

The site area 676.6m².

The site slopes to the front.

The site has a frontage of 13.41m and side boundaries of 50.9m. The rear boundary is 13.41m.



Figure 1 – 41 Remly Street, Roselands NSW – Double Storey Dwelling – Existing Fibro and with tiled roof

2.2 Site Uses

The proposed development is within an existing residential area. The existing dwelling is a single storey fibro house with tiled roof.

The dwelling has all site water, and electricity facilities running from the nearest power and council sewer lines at the front of the property.

2.3 Neighborhood Context

The houses on Remly Street - near the dwelling also compromise of a mix of single and fibro, single and double storey brick dwellings, and brick units.



Figure 2 – 43 Remly Street, Roselands - View Neighboring Property – Existing Brick Residence with Tiled Roof



Figure 3 – 39 Remly Street, Roselands - View Neighboring Property – Apartments, Double Storey Dwelling – Brick Residence with Tiled Roof

Access to Local Service

At present, Remly Street is a street that branches off, Canterbury Road. This street mainly services residential dwellings. The area is serviced by many local businesses, parks, Places of Worship, schools, and restaurants. Only a few hundred meters down the road, it is easily accessible by public transportation with many bus stops, whilst also being close to Wiley Park train stations.

2.4 Site Analysis

A site plan, as required is attached to the DA application.

3.0 Description of Development

The proposed development is documented on architectural drawings forming part of this Development Application, including floor plans, elevations, and sections.

Reference: Architectural Drawings

A Storm water – Hydraulics concept plan has also been attached to the DA outlining how and where all storm water pits and run-offs will be allocated and managed, it also proposed the design of all retaining walls with regards to the site and sediment control.

3.1 Design Guidelines and Considerations and Reason for

Development Approval

Canterbury Development Control Plan 2023

Canterbury Local Environmental Plan 2023

3.2 Streetscape and Topography

The immediate existing Neighboring properties adjacent to 41 Remly Street, Roselands consist of:

- 43 Remly Street, Roselands – Existing Brick Residence with Tiled Roof
- 39 Remly Street, Roselands – Apartments, Double Storey – Brick Residence with Tiled Roof

Bearing in mind the finished materials, brick, tiling and landscape arrangements of all nearby properties beside and in front of the property, the proposal consists of materials and finishes to compliment the neighbouring properties within Remly Street.

3.3 Local Context

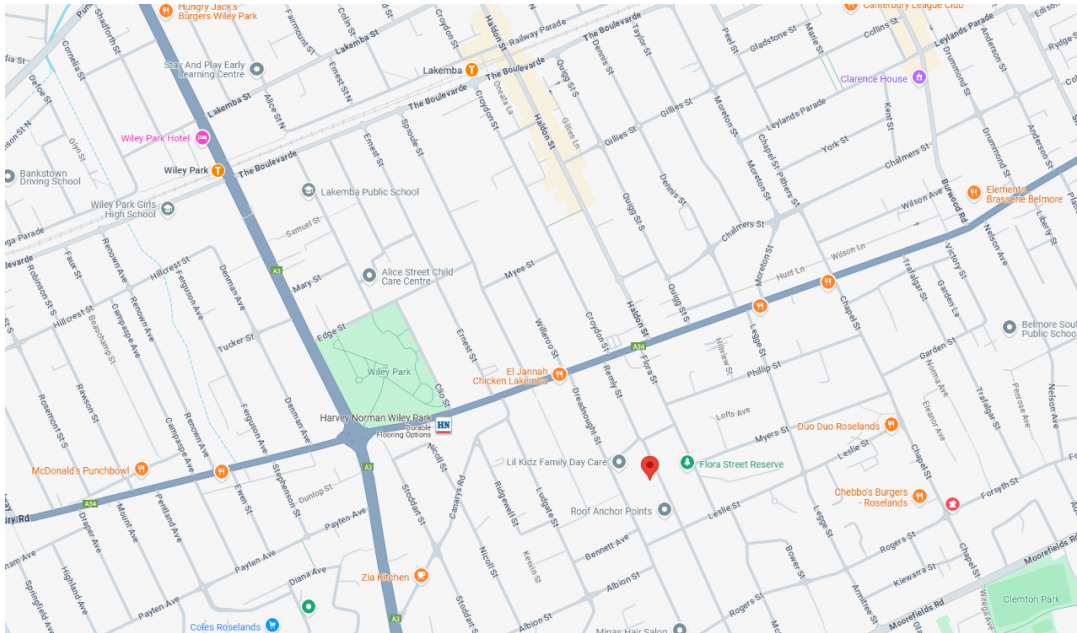


Figure 4 – 41 Remly Street, Roselands – Local Context Aerial Map

3.4 Setbacks, Building Envelope and Urban Design

The rear setback to the secondary dwelling is 3m. The site setbacks are 0.9m.

The private open space is required 24sqm.

The total internal area of the secondary dwelling is 60 sqm.

The secondary dwelling is brick veneer construction on concrete slab with a concrete tile roof.

The method of construction to the secondary dwelling is compatible with acid sulphate class 4 contamination to the site and flood affectations.

The ceiling height to the dwelling is 2.7 meters.

3.5 Balconies, Windows, Materials and Decorative Elements

Windows, balconies, and material selection and have been in places to bring about more harmony. Sun penetration, ventilation, and privacy to the dwelling, making the overall development of the dwelling consistent with existing developments on Second Avenue, and also giving balance and uniqueness to the design of the secondary dwelling.

All external walls of the proposal will be face brick, and the roof will be tiled as per BASIX requirements.

The application contains a finished schedule in which contains the colour, finish and texture of all external materials.

3.6 Summary of Development Compliance

The following table summarizes development control compliance in relation to **Canterbury DCP 2023** and **Canterbury LEP 2023** for further consideration.

COMPLYING DEVELOPMENT APPLICATION TABLE (SEPP 2021 HOUSING)

CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- At least 12m frontage and between 450m ² - 900m ²	- 13.41m Frontage & Site Area 676.6m ²	Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m ² & 900m ²	- 29.4% (total 198.98m ² / 676.6m ²) - Existing main dwelling: 100.52m ² - Proposed Secondary dwelling and workshop: 98.46m ²	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60m ² floor area of secondary dwelling - Maximum floor area of Principal Dwelling: 360m ² for lots 600m ² - 900m ²	- 100.52m ² Existing Dwelling - 98.46m ² Proposed Secondary Dwelling - Total: 198.98m²	Y
6 BUILDING HEIGHT	- 3.8m max from NGL	- 3.8m Proposed Building Height	Y
9 SETBACKS FROM SIDE BOUNDARIES	0.9m	- 0.9m	Y
10 SETBACKS FROM REAR BOUNDARIES	3m	- 3m	Y
16 LANDSCAPED AREA	- 25% if the lot has an area of 600m ² - 900m ²	- Total Landscape Area: 28% (total 195m ² / 676.6m ²)	Y
	- 50% of landscaped area to be located behind building line	- Landscaping Behind Building Line: 57.94% (113m ² / 195m ²)	Y
17 PRIVATE OPEN SPACE	- 24m ² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m ²	Y

4.0 Environmental Impact

The method of construction to the secondary dwelling is compatible with acid sulphate class 4 contamination to the site and flood affectations.

The development of the dwelling will cause no impact to the surrounding environment. Certain procedures are in place during the construction phase to ensure this. These include how the site is run by the project manager as well as the way the material waste is managed and disposed of.

These procedures have been outlined throughout the waste management plan which has been attached to this application. They involve the steps taken whilst the materials are being used on site and how they are disposed of.

6.0 Conclusion

This proposal for a secondary dwelling at 41 Remly Street, Roselands is a significant addition to the property and the owner.

It is intended to draw in positive rental income and increase the value of the property. We hope to be working with Canterbury-Bankstown Council for this outcome and hope the result will be positive for all parties involved.

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