

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION AT

LOT 11 (No.78) BATT STREET, SEFTON

PROPOSED DOUBLE STOREY DWELLING & DETACHED
SECONDARY DWELLING

DATE: 21.06.2026

SUBMITTED TO
CANTERBURY BANKSTOWN COUNCIL

FOR
ALLWORTH HOMES

CONTENTS

1.0 INTRODUCTION	3
2.0 SITE ANALYSIS	3
2.1 LOCALITY PLAN	3
2.2 LOCATION	4
2.3 EXISTING LAND USE	4
2.4 SIZE AND DIMENSIONS	4
2.5 ZONING	4
2.6 LANDFORM & TOPOGRAPHY	4
3.0 THE PROPOSAL	4
4.0 ASSESSMENT UNDER RELEVANT CONTROLS	5
5.0 ENVIRONMENTAL IMPACT	6
5.1 SOLAR ACCESS	6
5.2 ENERGY EFFICIENCY AND CONSERVATION	6
5.3 STORMWATER MANAGEMENT	7
5.4 WIND EFFECTS	7
6.0 HERITAGE	7
7.0 FLOOD RELATED DEVELOPMENT CONTROL	7
8.0 BUSHFIRE PRONE LAND	7
9.0 GENERAL	7
10.0 CONCLUSIONS	8

1.0 INTRODUCTION

This report has been prepared by Blue Rose Projects in support of a development application (DA) for the consideration of Canterbury Bankstown council regarding the land at No.78 Batt Street, Sefton. Pursuant to Canterbury Bankstown Local Environmental Plan, the site is currently zoned residential and the proposed use is permissible with consent.

The DA seeks to approve a proposed double storey dwelling & detached secondary dwelling. The proposal intends to remain compatible with the established building forms in the immediate locality. The proposed development design and layout aims to comply with all the requirements of councils LEP and all other relevant Development Control Plans.

Any environmental concerns not covered directly in this document or which arise during construction will be handled and addressed appropriately.

2.0 SITE ANALYSIS

2.1 LOCALITY PLAN

The site is located at No.78 Batt Street, Sefton for the proposed development which is situated in a residential area. (see Figure 1).

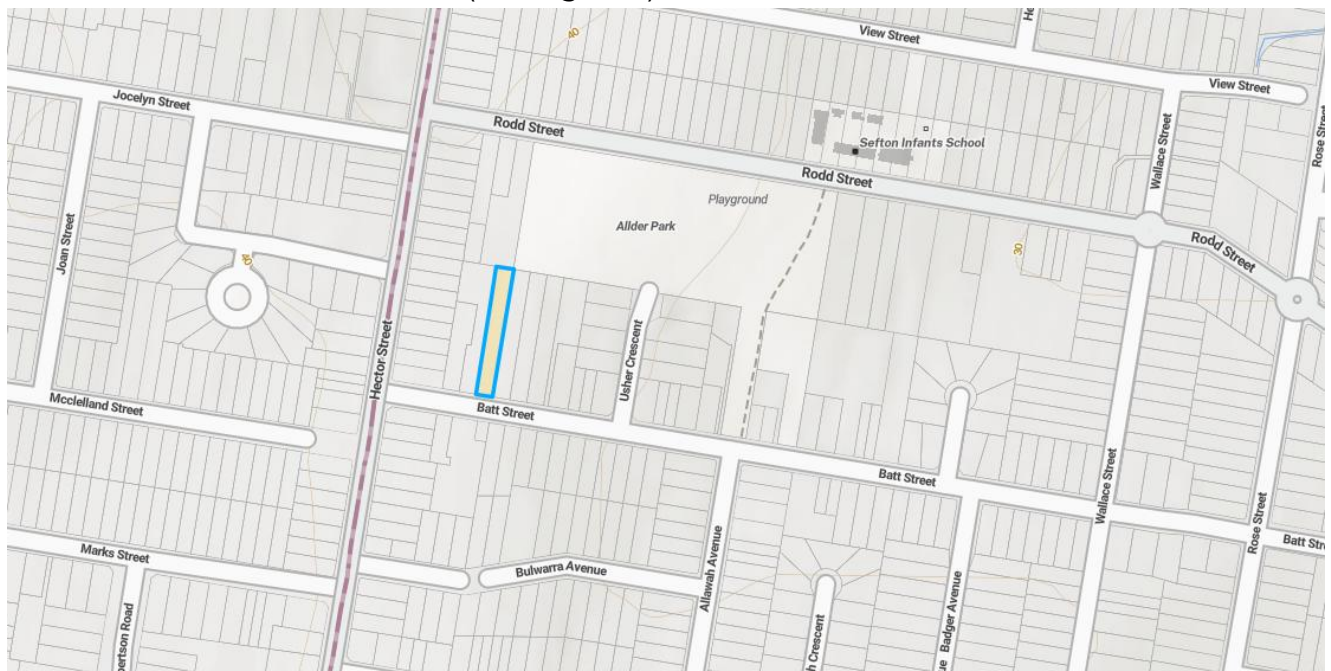


Figure 1 - Site Location Map

2.2 LOCATION

Similar type housing surrounds the site in subject. Majority of the neighbouring properties contain residential developments.

2.3 EXISTING LAND USE

Currently vacant.

2.4 SIZE AND DIMENSIONS

The site has a primary frontage to Batt Street of 13.41m and widens to a maximum length 101.015m. The site is rectangular in shape and has a total land area of 1354sqm.

2.5 ZONING

The property is zoned R2 Residential within the current Development Control Plan prevailing in the immediate precinct. The proposal aims to maintain the spirit of the objectives of council's code and the current development control plan, thereby providing for a high quality development as would be expected.

2.6 LANDFORM & TOPOGRAPHY

The site has a gradual fall towards the front of the property of approximately 150mm from the north-eastern corner towards the south-western corner.

3.0 THE PROPOSAL

The proposal comprises of the following:

- i) Construction of a double storey dwelling
- ii) Construction of a detached storey dwelling

4.0 ASSESSMENT UNDER RELEVANT CONTROLS

For all site calculations and compliance with Canterbury Bankstown Council's LEP & DCP's please refer to the 'Compliance Tables' below.

TABLE OF COMPLIANCE – MAIN DWELLING		
ITEM	REQUIREMENT	PROPOSED
Front Setback (m)	5.50m	6.5m
Garage Setback (m)	1.0m behind building line	7.50m
Side Setback (m)	1.0m	3.86m(rhs) & 1.2m(lhs)
Rear Setback (m)	6.0m	Approx. 72.40m
Secondary Setback (m)	2.0m	N/A
Car Spaces	2 Accessible Spaces	Double garage
Floor space Ratio	50%	16.60%
Landscape Area	25%	68%
Cut & Fill (maximum)	1000mm cut & fill	150mm fill
Height Limit	2 Storeys	2 Storeys
Levels	Levels to Australian Height Datum	Complies
Safety	Dwellings should have a front door and window facing the public street	Complies
TABLE OF COMPLIANCE – SECONDARY DWELLING		
ITEM	REQUIREMENT	PROPOSED
Front Setback (m)	5.50m	Approx. 34.5m
Side Setback (m)	0.9m – Ground Floor	0.92m
Rear Setback (m)	0.9m	54.93m
Floor space	60m ²	53.65m ²
Private Open Space	24sqm	24sqm

From the above summary, the proposal is within compliance with all relevant criteria's.

5.0 ENVIRONMENTAL IMPACT

The proposal is permissible under the current zoning. The proposal intends to remain compatible with the surrounding region and adjoining developments. Design and layout of the established development envelope proposed aims to maintain the objective of the current development control plan.

Considering all circumstances, this development proposal can be seen to meet council's planning objectives and it is reasonable form of development for the subject site.

Given the planning controls for the site, the proposed development complies with the stated controls for residential development. Hence, the proposal is reasonable.

5.1 SOLAR ACCESS

Generally, the common recreation areas will receive direct sunlight throughout the day. The existing sliding doors will provide an extension of the outdoor living areas from the internal living area allocations. The proposed sliding windows will also allow for both natural ventilation and lighting to penetrate the proposed living area.

5.2 ENERGY EFFICIENCY AND CONSERVATION

Generally, the proposal aims to provide for the following objectives in order to maximise potential for an energy efficient development:

Orientation and layout of the proposed to reduce energy use. As a result this will allow for provision of natural ventilation, daylight, and solar energy.

The proposed choice of materials in the construction will minimise winter heat loss and make use of solar energy where practical, i.e. insulation to assist in comfortable thermal conditions and performance.

Design and layout of the building will allow for optimum controlled Stormwater disposal.

Building proposed will ensure that the eventual occupancy receives adequate facilities and amenities for carrying out normal domestic tasks.

5.3 STORMWATER MANAGEMENT

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Stormwater will travel to the proposed water tank and overflow to the street.

5.4 WIND EFFECTS

Considering the scale of the proposed development, and consistency with the surrounding developments, it is not anticipated the proposal will cause any adverse wind effects beyond the existing conditions.

6.0 HERITAGE

The property is not heritage listed.

7.0 FLOOD RELATED DEVELOPMENT CONTROL

Fortunately, there are no natural hazards.

8.0 BUSHFIRE PRONE LAND

The property is not bushfire prone.

9.0 GENERAL

The proposal will use existing power, water, gas, sewerage, and communication services to the occupants of the development.

Gas instantaneous has been proposed, with wall insulation to the value of R2.50 and ceiling insulation to the value of R6.0 has been included in this design.

10.0 CONCLUSIONS

The proposal complies with the objectives and elements of the Development Control Plans. The issues raised have been given serious consideration in the body of this report.

No undesirable environmental, economic or social impact or any loss of neighbourhood amenity will derive from the proposal. Our proposal will have minimal impact on the surrounding neighbourhood and the improvements on the site will be in keeping with the existing streetscape.

The objectives of our development have been achieved with minimal impact on adjacent residents and neighbours while maintaining the existing amenity of the area.

The proposal is compatible with adjoining developments and has minimal impact on adjoining residents, as well as providing for a high level of amenity for future residents within the proposal.

The proposed comply with Council's technical design requirements and will have no significant adverse impact on any other adjoining or nearby properties.

The site can easily accommodate the proposed development. Therefore, council could reasonably approve the proposal in the form and manner submitted.

Kind Regards,
HELENA SABAT
BLUE ROSE PROJECTS PTY LTD
Bluerose.projects@outlook.com