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**STATEMENT OF ENVIRONMENTAL EFFECT**

**SECONDARY DWELLING**

**AND**

**OFFICE ROOM**

**AT**

**H. NO. 62 RAILWAY PARADE  
CONDELL PARK**

**MAY 2023**

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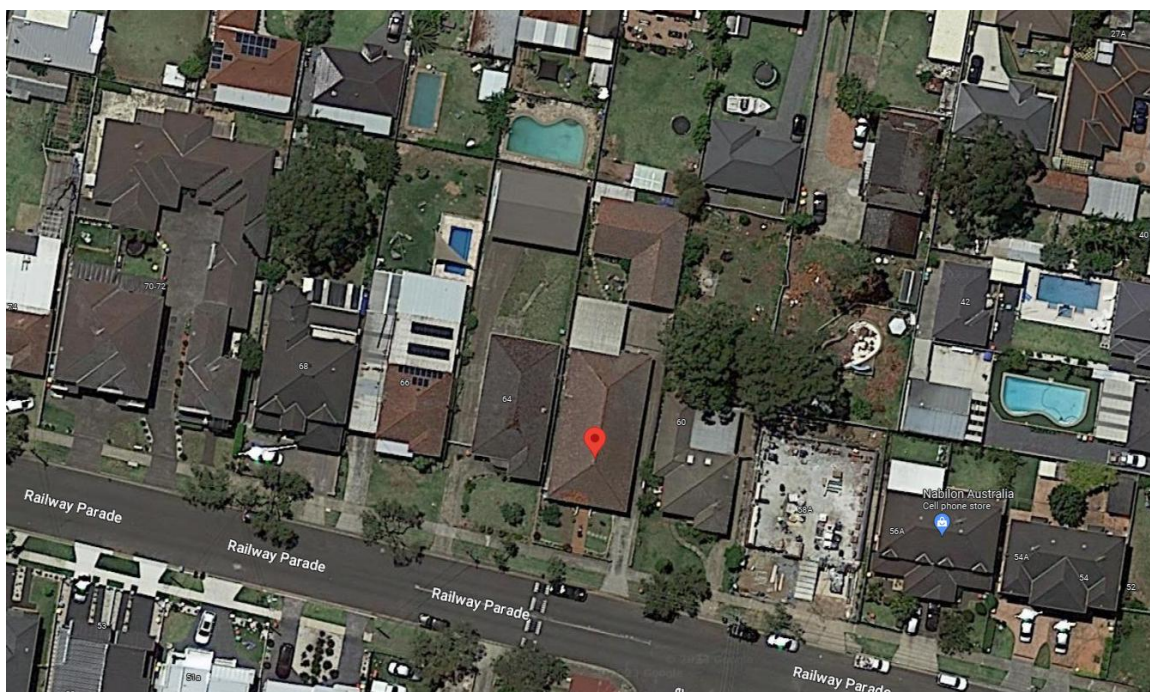
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## 1.0 INTRODUCTION

This statement of environmental effects relates to proposed alteration of an existing granny flat to have a 60m of allowable secondary dwelling and 18m of office room as home business at H. No.62 Railway Parade, Condell Park.

### 1.1 LOCATION

The site is located approximately 1500 metres from Shopping Centre within a very quiet residential area.



62 Railway parade, Condell Park-Arial View

## 2. DESCRIPTION OF THE SUBJECT SITE

The site contains single storey dwelling and a granny flat with a garage. The granny flat was built approximately 25 years ago with gross floor area of 78m<sup>2</sup>. It is intended to alter the existing granny flat at the rear of the block into a legal secondary dwelling with gross floor area of 60m<sup>2</sup> and an office room, for the owner as he is a builder, with 18m<sup>2</sup>

to be used as home business. The lot is rectangular shape with frontage of 14.66m and a depth of 53.35 metres. The total site area is 777m<sup>2</sup> and known as Lot 42 in DP 10809.



62 Railway parade, Condell Park -Street View

The topography of the land shows that the land has a natural fall to the front boundary. Connection of the roof water was already taken to the street system.

The site is in compliance with the requirements for such development, minimum requirement 450m<sup>2</sup> of site area as per the Schedule 1 of the *Affordable Housing SEPP*.

#### **1.4 EASEMENTS**

The site is not affected by a drainage easement. The existing stormwater is connected to the street system.

#### **2.0 PLANNING CONSTRAINTS**

This subject property is zoned Residential R2 under Canterbury Bankstown City Council's Planning Scheme. Council's Code is applicable to the proposal where a secondary dwelling of maximum gross floor area of 60m<sup>2</sup> is permitted in conjunction with a principal dwelling and an office room of 18m<sup>2</sup> on a land of site area of 777m<sup>2</sup> (Schedule 1 of the *Affordable Housing SEPP*)

## **2.1 DEVELOPMENT DESCRIPTION**

The development will consist of alteration the existing brick veneer secondary dwelling into a legal secondary dwelling with maximum gross floor area of 60m<sup>2</sup> (allowable 60m<sup>2</sup>) and an office room of 18m<sup>2</sup> to be used as home business (allowable maximum of 30m<sup>2</sup>).

The drawings that accompany this application fully describe the proposal, as well as the statement on the following pages.

## **2.2 DENSITY**

The proposal is allowable in residential zone R2 and it is in compliance with Canterbury Bankstown Development Control Plan 2015- Part B1, Section 3 – Secondary Dwellings, and Section 15-Home Business.

Maximum 60m<sup>2</sup> of Floor Space Area for the secondary dwelling (Schedule 1 of the *Affordable Housing SEPP*) and maximum of 30m<sup>2</sup> of gross floor area in a dwelling provided the home business is restricted to a single room.

## **2.3 BUILDING HEIGHTS**

Council's objectives are met in this regard, both numerically and physically. The maximum height of the proposed secondary dwelling is 4.479 metres from the lowest natural ground level to the ridge. Allowable 8.5 metres (Schedule 1 of the *Affordable Housing SEPP*). The maximum ceiling height is 2.93 metres (allowable maximum ceiling height of 3 metres).

No impact on neighbour's properties as it does not cause bulk to the surrounding dwellings in the area.

## **2.4 SETBACKS**

As can be seen on the site plan, side setbacks varies from 900mm to 1500mm and rear setbacks varies from 2500mm to 3000mm to keep with standard set out in Council's Code.

## **2.5 LANDSCAPE AREAS**

The provided landscape plan to be used is suitable for the proposal.

## **2.6 PRIVATE OPEN SPACE**

Council's requirement of minimum 80 m<sup>2</sup> of private open space for the dwelling and 24m<sup>2</sup> for the secondary dwelling. Minimum required is 24m<sup>2</sup> as per the Schedule 1 of the *Affordable Housing SEPP*.

145m<sup>2</sup> as open space is provided for the existing and secondary dwelling.

## **2.7 CAR PARKING**

The existing primary and secondary dwellings are provided with a garage and parking spaces.

## **2.8 DRAINAGE**

The down pipes are connected to to the existing system.

## **2.9 SOIL AND EROSION CONTROL**

Concept plan for soil and erosion control is not needed to support the application as the dwellings are existing.

## **2.10 GARBAGE FACILITIES**

The dwelling is provided with a Solo bin at the rear courtyard area which will be placed out for collection.

## **2.11 MAIL DELIVERY**

The dwelling is provided with a mail box facing Railway Parade and located at the front adjacent to the vehicular access.

## **DESIGN AND BUILDING REQUIREMENTS**

In this regard, Council's requirements are more than satisfied. The development is proposed to enhance the character of the street.

### **3.1 SERVICES**

All services are available to the site.

### **3.2 STEEETSCAPE**

Familiar materials of bricks, glazing and tiles roofing are the major building elements. The development is compatible with adjoining housing by the use of traditionally residential architectural treatments.

### **3.3 SUNLIGHT**

There is no impact of shadowing on adjoining properties.

### **3.4 FENCING**

Colorbond style fencing is existing at the property boundaries.

### **4.0 ENVIRONMENTAL EFFECTS**

The development should have negligible environmental impact due to the residential scale of the proposal and the use of harmonious materials which allows the proposal to blend in with the existing homes.

#### **4.1 SOCIAL AND ECONOMICAL EFFECTS**

It is the opinion of the writer that the economic effect of this development on adjoining residences will be a positive one on view of the quality of the proposal and the way it blends into the Streetscape.

#### **4.2 BULK, SHAPE AND CHARACTER**

The building has been designed to minimise bulk by giving architectural features and giving considerable separations and setbacks

#### **4.3 SHAPE AND LAND**

The regular shape of the lot requires economic use of the site. The site coverage has been provided for quality open landscaped areas and separation between the adjoining dwellings.

#### **4.4 FLOODING AND BUSHFIRE RISK**

The property at the present is understood to be flood free and free of bushfire risk.

#### **4.5 TRAFFIC GENERATION**

It is acknowledged that the development will not generate an increase in traffic flow to Railway Parade.

#### **4.6 PUBLIC TRANSPORT**

The proposed development is not located in close proximity to public transport.

### **NOISE**

It is not anticipated that the development will generate such levels of noise that will be disturbing to neighbours or occupants.

#### 4.7 VIEWS

The views of the residences adjoining this development will not be affected.

#### 4.8 ACCESS

The private access way will provide adequate access for service vehicles of the dwelling.

#### 4.9 SUBDIVISION

The subdivision is not applicable to the proposal

#### 4.10 CONCLUSION

It is the opinion of the writer that this development will make a positive contribution to Railway Parade and the neighbourhood, whilst satisfying demands for this type of housing in the area. I therefore recommend that Council should lend its support to this proposal.

The proposal complies with the Schedule 1 of the *Affordable Housing SEPP* as per the table below:

Item	Required	Provided	Compliance	Clause
Floor Space Area	60m <sup>2</sup>	60m <sup>2</sup>	Yes	4(1)
Combined floor Areas	284.50m <sup>2</sup>	196m <sup>2</sup>	Yes	4(2)
Side setback	900 mm	900mm	Yes	9
Rear Setback	2500mm	900mm Min	Yes	10
Building Height	8.5 m	4.479 m	Yes	6
Lot Area	450m <sup>2</sup> Min	777m <sup>2</sup>	Yes	2
Site Coverage	50%	32%	Yes	3
Landscape Area	20%	63%	Yes	16
Private Open Space	104 m <sup>2</sup>	144 m <sup>2</sup>	Yes	17

#### Home Business

Floor Area	30m <sup>2</sup>	18m <sup>2</sup>	Yes	15.2
Parking	1 customer	1 customer	Yes	15.4(a)