

STATEMENT OF ENVIROMNETAL EFFECTS

PROPOSED SECONDARY DWELLING

100 McMahan Road, Yagoona

August 2023

Prepared by
CLICK IN DESIGN



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1. Summary of Site

The subject site is located at 100 McMahon Road, Yagoona NSW 2199 being Lot 64 in D.P. 15136, with an overall site area of 461.8m².

This application seeks approval for:

- Construction of a 60m² brick veneer, tiled roof secondary dwelling (granny flat).
- Associated construction of stormwater works

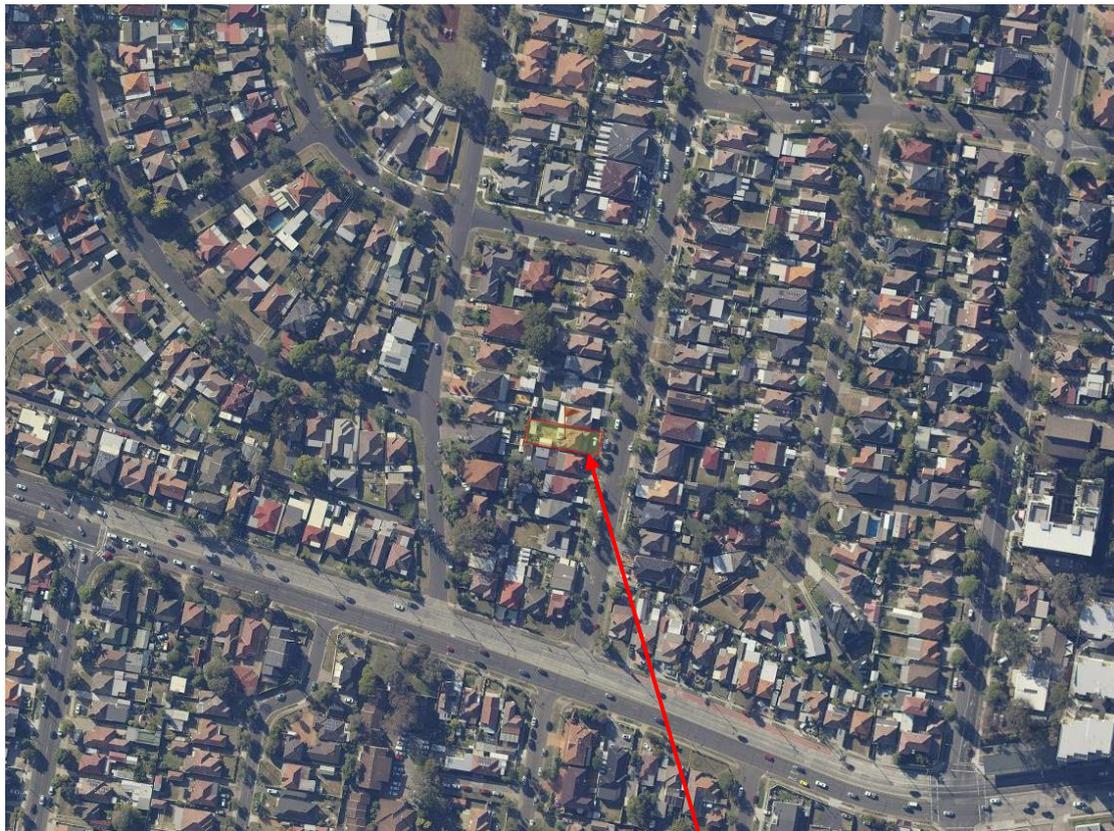


Figure 1: Site Location (Source: NSW SIX)

100 McMahon Rd, Yagoona (Lot 64 in
D.P. 15136)

The site of 100 McMahon Road is in a rectangular shape with up to 12.19m frontage from the streetscape. The existing double storey clad house with tile roof stands in the middle of the site, facing towards east direction. There is considerable topography fall change to rear boundary.



Figure 2: Street view of site from McMahon Rd

The adjacent buildings consist mixture of single storey clad dwellings with tiled pitched roof. The proposed dwelling with architectural feature façade will induce minimal impact to streetscape of McMahon Road.



102 McMahon Rd, Yagoona



104 McMahon Rd, Yagoona



98 McMahon Rd, Yagoona



96 McMahon Rd, Yagoona

2. The Proposed Development

The proposed development is a detached single storey structure set behind primary dwelling. The secondary dwelling contains 1 living/ dining area, 1 kitchen, 2 bedrooms and 1 bathroom.

The site has a frontage of 12.19m which provides lawful access for secondary dwelling occupants.

An above ground rainwater tank is proposed at appropriate location and hence, all stormwater collected from the roof of proposed structure would be conveyed to the detention tanks and then drain to street outlet via street kerb.

The following table summarizes the feature of the development at the end of construction:

Feature	Proposed Development
Site Area	461.8m ²
No. of Bedrooms	
-Primary Dwelling	4
-Secondary Dwelling	2
No. of Car Parking	1 (existing carport)
GFA	206.1 m ²
-Primary dwelling ground floor	108.19 m ² (existing, not part of this DA)
-Primary dwelling upper floor	45.73 m ² (existing, not part of this DA)
-Secondary Dwelling	52.18 m ²
FSR	0.45 (206.1/461.8) < 0.5
Site Coverage	43.4% (200.42 m ² /461.8m ²)
-Primary Dwelling	114.13 m ² (existing, not part of this DA)
- And its Patio & Verandah	11.09 m ² (existing, not part of this DA)
- Carport	13.21 m ² (existing, not part of this DA)
-Secondary dwelling	59.99 m ²
- And its porch	2 m ²
Landscape Area	147.04m ²
Landscape Area Ratio	31.8%

3. The Development Application

This application is subtitled with the architectural drawings and associated documentation, the details below illustrate details of actual submission.

Drawings	Dwg No.	Revision	Date
General Commitment	DA 0100	1	16/08/2023
Site Analysis Plan	DA 0400	1	16/08/2023
Sediment Control Plan	DA 0401	1	16/08/2023
Landscape Plan	DA 0402	1	16/08/2023
Demolition Plan	DA 0403	1	16/08/2023
SEC'RY DWELLING FLOOR PLAN	DA 1000	1	16/08/2023
WINDOW SCHEDULE	DA 1010	1	16/08/2023
ELEVATIONS	DA 2100	1	16/08/2023
SECTIONS	DA 3100	1	16/08/2023
SURVEY PLAN	22-142	1	DEC 2022

This statement shall be read with the following reports and other supplementary materials:

Stormwater	Innovative Design
Surveyor	Helensburgh Surveying Services
BASIX	Click In Design
Waste Management Plan	Click In Design

The proposal has been assessed having regard to the relevant matters for consideration under Section 79C, the Environmental Planning & Assessment Act 1979 and the relevant State and environmental planning instruments below:

- *SEPP2004 (BASIX)*
- *Canterbury Bankstown Development Control Plan 2023 – Chapter 5.1 Former Bankstown LGA*
- *Canterbury - Bankstown Local Environmental Plan 2023*

Overall, the development proposal is found to be in full compliance with all the relevant planning instrument and also the Building Code or other regulatory requirements.

4. State Environmental Policies (BASIX)

Two BASIX certificate measures have been taken on board to ensure the development minimized energy and water consumption.

5. Local Council Planning Instrument

The following table provides a review of compliance of proposed secondary dwelling in relation to the planning code described in section 3 above.

CBDPC 2023 CH 5.1 - Section 3 – Secondary Dwelling

Clause	Control	Comments	Complies?
Lot Size	3.1 Min. lot size required is 450m ²	461.8m ²	Y
Site Cover	3.2 (a) Total area of primary and secondary dwelling must not exceed prescribed as per LEP, i.e. 0.5:1 FSR	Proposed 0.45:1	Y
	(b) Maxim floor area allowed for secondary dwelling is greater of 60m ² or 10% of principal dwelling as per LEP Clause 5.4.	52..18m ²	Y
Storey Limit	3.3 The storey limit for attached secondary dwelling is 2 stories.	N/A	Y
	3.4 The storey limit for detached secondary dwelling is single storey & maximum wall height is 3 meters	Single storey secondary dwelling. 3m max. wall height complies.	Y
	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.	Complies. No elevated platforms or rock excavation proposed.	Y
	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 the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Part B12 of this DCP.	N/A. No cut or fill is proposed.	Y

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Clause	Control	Comments	Complies?
Setback Requirement	3.7 The erection of secondary dwelling is prohibited within 9 meters of an existing animal	No animal or train establishments within 9 meters of proposed secondary dwelling	Y
	3.8 Setback to primary road is 5.5m for ground floor for secondary dwelling	Current setback to primary road is 30.8m	Y
	3.10 Minimum setback to side or rear boundary is 900mm	1.2m rear setback and 0.95m side setback proposed	Y
Private Open Space	3.12 Proposed development shall not result P.O.S. or landscape less than required for principal dwelling. Which is: - 80m ² P.O.S. with min. 5m width	Refer landscape plan for indication of P.O.S.	Y
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.	Complies – refer site analysis plan	Y
	3.15 Min. 50% of the P.O.S. required for the principal dwelling on the allotment and a Min. 50% of the P.O.S of neighbouring lot must receive at least 3 hours of sunlight between 8-4pm	Complies – refer site analysis plan	Y
Building Design	3.20 The maximum roof pitch for attached secondary dwellings is 35 degrees.	Proposed secondary dwelling roof pitch is 15 degrees	Y
	3.26 Secondary dwellings must not result in the principal dwelling on the allotment having less than the required car parking spaces.	Current car park space =1 Future car park space =1 Required parking space =min. 1 ok	Y
	3.27 Development must retain and protect any significant trees on the allotment and adjoining allotments.	No existing trees removed	Y

6. Conclusion

We believe the proposed development application is capable with the requirement of the Canterbury - Bankstown Development Control Plan 2023 and Canterbury - Bankstown Local Environmental Plan 2023 issued by Canterbury Bankstown City Council and will not create any adverse impact to the adjoining property.