

City of Canterbury-Bankstown Local Government Area

Statement of Environmental Effects
At: 8a Woods Road, Sefton NSW 2162

August 2023

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1. Introduction

This Statement of Environmental Effects outlines the environmental effects of the proposed Secondary Dwelling and Outbuilding at 8A Woods Road, Sefton NSW 2162. This statement has been prepared to accompany the Development Application to Canterbury-Bankstown City Council that seeks consent for construction of the proposal.

The SEE document has been prepared with reference to drawings prepared by MAHN Design that accompany the Development Application. The proposed development is assessed against the Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

The Statement of Environmental Effects addresses the merits of the proposal with particular reference to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (the Act). The Statement should be read in conjunction with the plans and documents accompanying the application.

2. Site and Locality

2.1. The Location

The site is located on the east side of Woods Road, Sefton, between Wellington Road and Ernest St. Across the property is a Sports Field.

2.2. Dimensions and Site Area

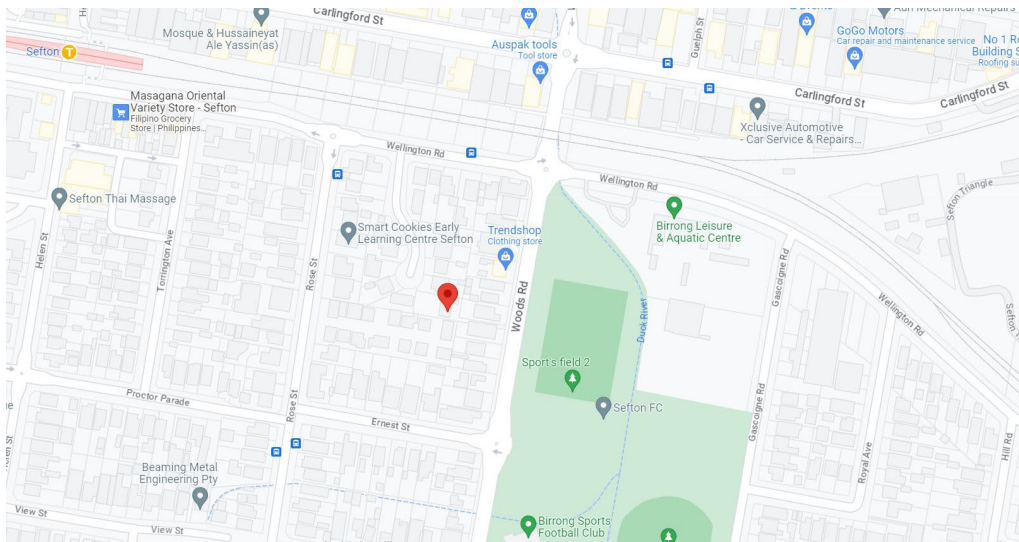


Figure 1 Location Map

The site is a rectangular allotment with boundary dimensions as follows:

- Site Area = 966.7m²
- Northern Boundary: 20.115m
- Southern Boundary: 16.615m and 3.5m Driveway to Woods Road

- Eastern Boundary: 41.04m facing 6 Joanne Court and 41.04m facing 8 Woods Road
- Western Boundary: 81.84m

2.3. Topography

The land has a slightly sloping topography and falls approximately 0.17m across the site from 22.86m at the Western Boundary to 22.69m at the Eastern Boundary.

2.4. Existing Structures

The existing structure on the site is a two-storey brick structure with tile roofing. An aerial map and photographs depicting the site and its existing conditions are provided in the images below.



Figure 3 Aerial View

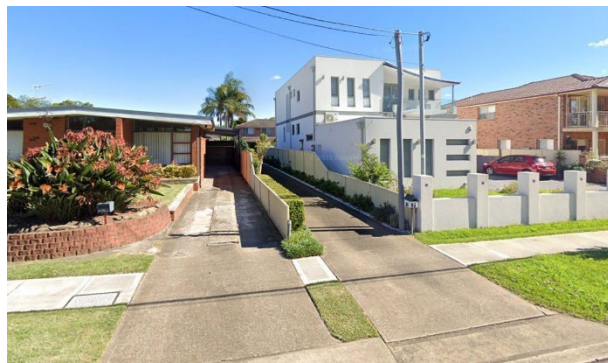


Figure 2 View of Property from Woods Road

2.5. Existing Vegetation

The site is covered by grass and concrete and an existing metal shed at the rear.

2.6. Neighbouring Properties

The site is surrounded by residential land uses immediately adjoining and situated opposite the boundaries of the site as provided in the images below.



Figure 6 Property on the Western boundary of the site



Figure 5 Property on the Eastern boundary of the site



Figure 4 Sports field opposite the site

3. The Proposal

3.1. Description

The subject Development Application seeks consent for construction of a secondary dwelling and outbuilding at 8A Woods Road, Sefton.

3.2. The Built Form

3.2.1. Floor Space Ratio

The maximum F.S.R for the property is 0.5 for the given address. Therefore, the maximum buildable area is 50% of the total land area which is 483.35m². The proposed floor area for the secondary dwelling and outbuilding has a total of 88.44m². The existing two-storey dwelling has a floor area of 156.92m². The total gross floor area of both existing and proposed development is 245.41 m², which is 25% of the property.

The floor space ratio and gross floor area of the proposed development have been measured according to the definitions of those terms prescribed in the dictionary of Canterbury-Bankstown LEP 2023.

3.2.2. Building Height

The proposed secondary dwelling and outbuilding has a maximum height of 5.526m and 4.75m, respectively, both above the existing NGL to the top of the roof. The proposed development are elevated from the ground as countermeasure against the site's 100-year ARI flood level. As per Storm water Systems Report (SSR), the estimated flood level is at RL 23.9 AHD, and the proposed finished floor levels are at 24.4, 500mm above the measured flood level as per recommended habitable floor levels.

The Building height has been measured according to the definition of building height (or height of building) prescribed in the dictionary to Canterbury-Bankstown Local Environmental Plan 2023.

3.2.3. Front Setbacks to Woods Road

The proposed secondary dwelling and outbuilding are setback 31.54m from the front boundary to the proposed building line, and is 13.42m away from the rear building line of the existing main dwelling.

3.2.4. Side boundary setbacks

The proposed secondary dwelling is setback 0.90m from the eastern boundary, while the outbuilding at 1.50m from the western boundary.

3.2.5. Rear Boundary Setback

The secondary dwelling and outbuilding are setback from the rear boundary at 3.00m and 1.50m, respectively.

3.2.6. Waste Management

The general waste, recycling and green waste bins will be stored within the site. Each dwelling will store waste bins behind the building line.

4. Planning Controls

Canterbury - Bankstown Local Environmental Plan 2023

Canterbury - Bankstown Local Environmental Plan 2023 (LEP) is the principal environmental planning instrument that applies to the proposed site and contains all the applicable development standards for the development of the site. An assessment pursuant to the applicable sections of the LEP is provided below:

Table 1: Canterbury – Bankstown LEP 2023 check

| Canterbury - Bankstown Local Environmental Plan 2023 | | | |
|--|--|--|----------------------------------|
| Clause | Requirement | Proposed | Compliance |
| Part 2 – Permitted or Prohibited Development | | | |
| 2.3 | Land Use Zones R2 Low Density Residential | Secondary Dwelling is permissible within the R2 Low Density Residential Zone. | Complies |
| Part 4 – Principal Development Standards | | | |
| 4.3 | (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. 9m | Despite subclause (2), the following maximum building heights apply— 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1. The proposed secondary dwelling has a maximum height of 5.526m above the existing NGL. | Complies |
| | (2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 in Area 1 is 3m. | The maximum wall height of the secondary dwelling is 4.89m as the structure is elevated from the existing NGL to comply with clause 3.6 and clause 2.2 of the Canterbury- Bankstown DCP 2023 for raising the secondary dwelling to achieve the suitable freeboard as per the SSR report. | Does not comply w/ justification |

| | | | |
|-----|---------------------------------|---|----------|
| 4.4 | Floor Space Ratios 0.5:1 | The maximum buildable area is 50% of the total land area which is 483.35m ² . | Complies |
| | | Existing Dwelling = 156.92 m ² Secondary Dwelling and Outbuilding= 88.49 m ² | |
| | | | |
| | | Total GFA= 245.41 m ² | |

The Canterbury - Bankstown Development Control Plan 2023 (DCP) contains objectives and development controls for the development within the Canterbury - Bankstown Local Government Area. An assessment of the proposed development against the applicable and relevant provisions of the DCP is provided in the tables below:

Table 2 Canterbury- Bankstown DCP 2023 Chapter 5 Section 3 - Secondary Dwellings Check

| Canterbury –Bankstown DCP 2023 – Chapter 5.1 Section 3- Secondary Dwellings | | | |
|---|---|---|------------|
| Ref | Control | Proposed | Compliance |
| Lot Size | | | |
| 3.1 | A secondary dwelling is permissible on an allotment with a minimum lot size of 450m ² . | Lot size is 966.7m ² . | Complies |
| Site Cover | | | |
| 3.2 | Council must not consent to development for the purpose of secondary dwellings unless: | The maximum buildable area is 50% of the total land area which is 483.35m ² . | Complies |
| | (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and | Existing Dwelling= 156.92 m ² Secondary Dwelling = 53.53 m ² Total GFA= 210.45 m ² | |
| | (b) The total floor area of the secondary dwelling is no more than 60m ² | The area of the secondary dwelling is 53.53 m ² | |

| Storey Limit | | | |
|-----------------|--|---|------------------------------------|
| 3.4 | The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres. | <p>The proposed secondary dwelling is one storey with maximum height of 5.526m above the existing NGL.</p> <p>Justification:</p> <p>The secondary dwelling is elevated 1.40m from the ground as countermeasure on the 100 year ARI flood level. As per Stormwater System Report the estimated flood level is at RL 23.9 AHD. The finished floor of the secondary dwelling is at 24.4, 500mm above the measured flood level as per recommended habitable floor levels.</p> | Does not comply with justification |
| 3.6 | <p>Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:</p> <p>(a) the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or</p> | <p>The proposed secondary dwelling is elevated from the existing NGL to comply with the chapter 2.2 of the DCP to achieve suitable freeboard</p> | Complies |
| Street setbacks | | | |

| | | | |
|-------------------------------|---|--|----------|
| 3.8 | The minimum setback for a building wall to the primary street frontage is: (a) 5.5 metres for the first storey (i.e. the ground floor); and (b) 6.5 metres for the second storey. | The secondary dwelling is on a battle-axe lot and is setback at 72.56m from Woods Road, and 31.54m from the front boundary. It is located at the rear of the property and 13.42m away from the rear building line of the existing main dwelling. | Complies |
| Side and rear setbacks | | | |
| 3.10 | For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre. | The secondary dwelling is setback at 0.90m from the eastern – side boundary and 3.00m from the rear boundary. | Complies |
| Private Open Space | | | |
| 3.12 | Secondary dwellings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space. | POS = 182.83 m ² Landscape Area = 434.23 m ² | Complies |
| 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. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas. | | Complies |

| | | | |
|------------------------|---|---|----------|
| 3.15 | A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space. | | Complies |
| Building Design | | | |
| 3.23 | The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling. | The roof slope of the secondary dwelling is 5 degrees. There is no attic to be proposed. | Complies |
| 3.26 | Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces. | The proposed secondary dwelling will not affect the existing car parking spaces on the property. | Complies |
| Landscaping | | | |
| 3.27 | Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling. | There are no existing trees to that will be affected with the construction of the secondary dwelling at the rear of the property. | Complies |

Table 3 Canterbury- Bankstown DCP 2023 Chapter 5 Section 12 – Ancillary Development Check

| Canterbury –Bankstown DCP 2023 – Chapter 5.1 Section 12 - Ancillary Development (Outbuildings) | | | |
|--|--|---|------------|
| Ref | Control | Proposed | Compliance |
| Restrictions | | | |
| 12.1 | Council allows a maximum of one outbuilding on a site. | Only one outbuilding is proposed on the property. | Complies |
| 12.2 | <p>The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:</p> <p>(a) it is separate from the principal dwelling and any secondary dwelling on the same site, and</p> <p>(b) it is not used as a separate dwelling, and</p> <p>(c) it does not contain cooking facilities, toilet and shower, and</p> <p>(d) it does not function or can be adapted to function for industrial purposes.</p> | The outbuilding is detached from the principal dwelling, and will function as a gym with a store room. It has a bathroom with access only from the outside of the structure. There are no cooking facilities. | Complies |
| Site Cover | | | |
| 12.3 | The maximum site cover of the outbuilding is 60 m ² where the site is greater than 600 m ² in area | The total floor area of the proposed outbuilding is 25.54 m ² | Complies |
| 12.4 | Outbuildings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space. | The landscape area is 434.23 m ² which is 45% of the total lot area and POS is 182.83 m ² | Complies |

| Height | | | |
|------------------------|--|--|------------------------------------|
| 12.5 | The storey limit for outbuildings is single storey. An attic or basement is not permitted in outbuildings. | The proposed outbuilding is one storey without attic nor basement. | Complies |
| 12.6 | The maximum building height for the outbuilding is 4.5 metres above ground level (existing). | <p>The proposed outbuilding has a maximum height of 4.75m above the existing NGL, and has a max. wall height of 4.63m.</p> <p>Justification:</p> <p>The secondary dwelling is elevated from the ground as countermeasure on the 100 year ARI flood level. As per Stormwater System Report the estimated flood level is at RL 23.9 AHD. The finished floor of the outbuilding is at 24.4, 500mm above the measured flood level as per recommended habitable floor levels.</p> | Does not comply with justification |
| Street setbacks | | | |
| 12.8 | Outbuildings must locate behind the front building line. | The outbuilding is located at the rear of the property. | Complies |
| Side and rear setbacks | | | |
| 12.9 | The minimum setback to the side and rear boundaries of the allotment is 0.9 metre for walls with windows. | The outbuilding is setback at 1.50m from both the western- side and rear boundary of the property. | Complies |

| | | | |
|-----------------|---|---|----------|
| 12.10 | The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8 metres. | The outbuilding is located 13m behind the principal dwelling | Complies |
| Building Design | | | |
| 12.11 | The maximum roof pitch for outbuildings is 25 degrees. | The roof slope of the outbuilding is 5 degrees. | Complies |
| 12.12 | Council does not allow outbuildings to have roof-top balconies and the like. | The roof of the outbuilding is framed steel with colorbond sheet. | Complies |
| Landscaping | | | |
| 12.13 | Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the outbuilding. | There are no existing trees to that will be affected with the construction of the secondary dwelling at the rear of the property. | Complies |

5. Conclusion

The Development Application for the site discussed in the document, 8A Woods Road, Sefton seeks approval for construction of a secondary dwelling and outbuilding.

This statement demonstrated how the proposed development satisfies the relevant planning controls prescribed in the applicable Canterbury-Bankstown Local Environmental Plan 2023 and Canterbury-Bankstown Development Control Plan 2023.

It is evident through the above assessment that the proposal largely satisfies Council's prescribed control and density. The development would conform to the bulk and scale of similar style development throughout the locality. The development is of a high standard and results in an improvement in the quality of environment. All the minimum design requirements and performance criteria of the Residential Development Control Plan have been satisfied. It is submitted that the proposal does not have an unreasonable impact upon the amenity of the surrounding area and hence should be supported accordingly.